



## House Four-bedroom (5+1)

Rented

255 m<sup>2</sup>, Prague 6, Nebušice, Nebušická





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Total area	255 m <sup>2</sup>
Plot	592 m <sup>2</sup>
Foot print	156 m <sup>2</sup>
Garden	436 m <sup>2</sup>
Floor area	243 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Double garage.
Cellar	-
Service price	bla
PENB	G
Reference number	9465
Available from	Immediately

Benefiting from an outdoor heated swimming pool, this freestanding 4-bedroom 3-bathroom house was built in 2011. Set in a peaceful natural location in the Šárecké Valley nature preserve, situated just a moments from the International School of Prague, with a bus stop steps away, and a short drive to metro and trams.

The ground floor includes a spacious open living room with a fireplace, dining area, a fully fitted kitchen and access to the terrace and garden, walk-in closet, guest toilet, laundry room with garden access, garage access, and entry hall. The upper floor features two bedrooms with en-suite bathrooms (tub / walk-in shower), two more bedrooms, shower bathroom with balcony access, guest toilet, and hall / gallery.

Pantry, satellite and telephone outlets in every room, video entry phone, alarm, floor heating, washer, dryer, dishwasher, automatic garden irrigation. Two parking spots in a control remote garage. Common building charges CZK 10,000/month. Garden and swimming pool maintenance included. Deposit for utilities CZK 10,000/month. Available from July 2022.

