



## House Five-bedroom (6+1)

€ 4 138 | CZK 105 000

246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welsorové





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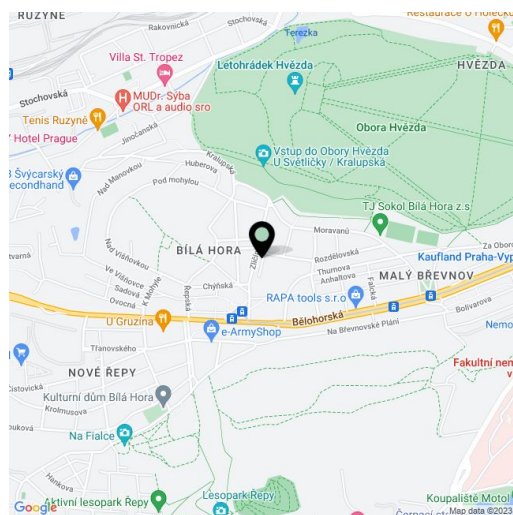
246 m<sup>2</sup>, Prague 6, Břevnov, Filipíny Welsеровé

Usable area	246 m <sup>2</sup>
Plot	484 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Garden	334 m <sup>2</sup>
Floor area	193 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Loggia	23 m <sup>2</sup>
Parking	Garage plus parking on the plot.
Garage	Yes
Cellar	-
Service price	Deposit for utilities incl. energy CZK 15,000/month.
PENB	G
Reference number	9534
Available from	Immediately

**High-quality modern Prague 6 villa for rent. This unfurnished family house with a rooftop terrace and a landscaped garden is located in a quiet and green residential neighborhood just minutes from the Hvězda Summer Castle and Park, close to the Šárka and Ladronka parks and the airport. Good access to the center (trams, buses) and international schools.**

The ground floor features a spacious living room with a double-sided fireplace and full glass wall with access to the patio and garden, a fully fitted kitchen with a dining area, a bedroom/study with built-in storage and a fireplace, a guest bedroom with an en-suite shower bathroom, a toilet, and an entry hall. The upper floor has a master bedroom with a full en-suite bathroom and walk-in closet, two additional bedrooms, and a shower bathroom with a toilet. There is a basement floor with garage access, storage, a boiler room, and a laundry room (can be used as a study).

Luxury materials (stone, marble, slate), hardwood floors, built-in storage, central vacuum cleaner, washer, dryer, blinds, alarm connected to a security agency, solar panels, electric garage gate, automatic watering system. Garage and parking on a plot.

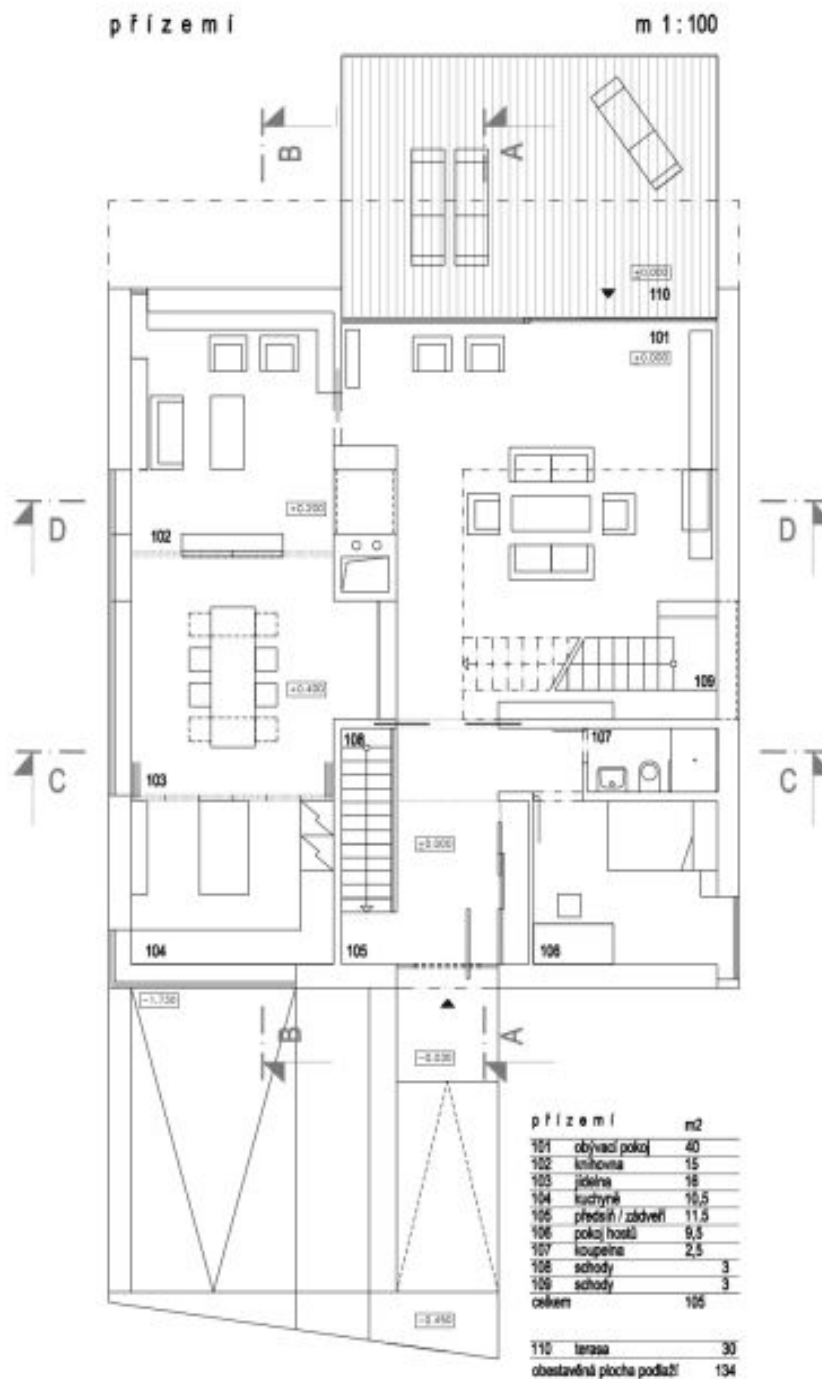




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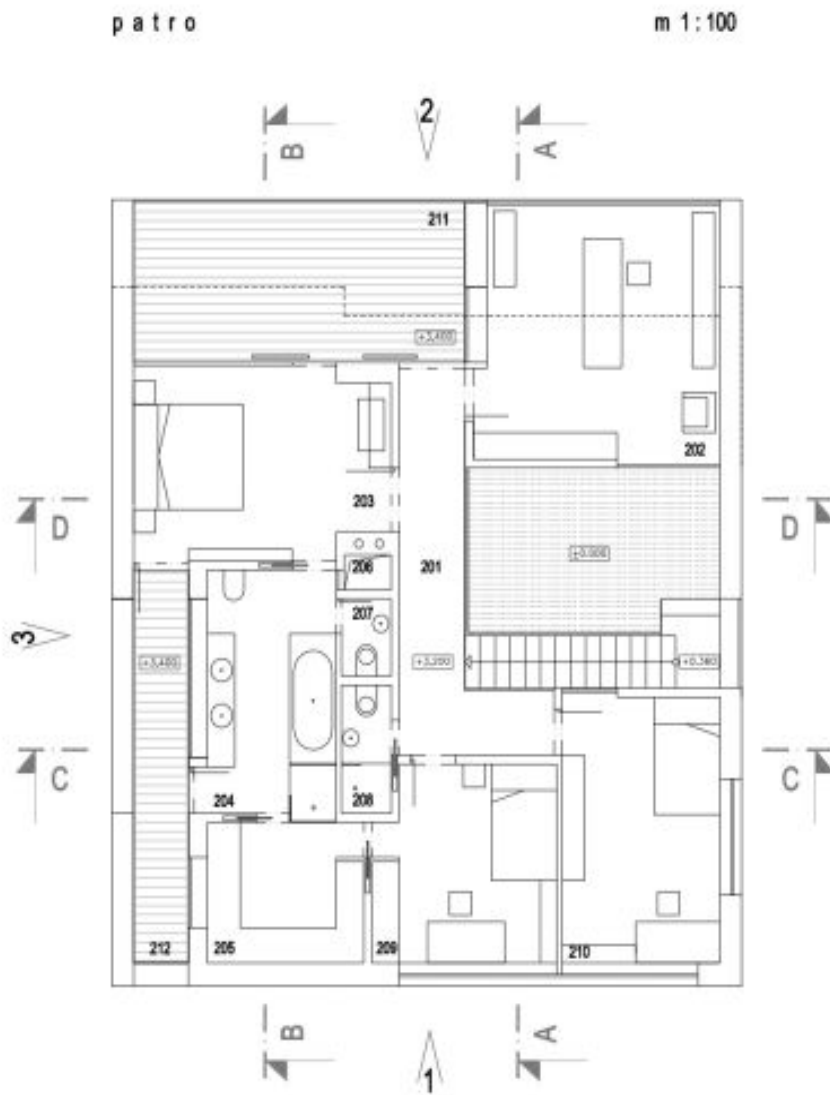




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patro	m2
201	galerie 10
202	pracovna 19
203	ložnice rodičů 15
204	koupelna 10
205	terasa 6,8
206	okraj balkonu 0,5
207	WC 1,2
208	koupelna 2
209	okraj 11
210	pokoj 13
celkem 88	
211	lodžie 16,8
212	lodžie 6,7
obestavěná plocha podlaží 132	
obestavěná plocha podlaží + lodžie 155	