



## House Six-bedroom (7+1)

Rented

359 m<sup>2</sup>, Prague 6, Střešovice, Východní





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Usable area	359 m <sup>2</sup>
Plot	648 m <sup>2</sup>
Foot print	124 m <sup>2</sup>
Garden	524 m <sup>2</sup>
Floor area	327 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
Service price	Utilities are billed separately.
PENB	G
Reference number	9723
Available from	Immediately

**This beautifully renovated, unfurnished 1930s semidetached villa is located across from a small park in the prestigious diplomatic neighborhood of Ořechovka. A quiet location with quick connections to the city center, international schools, and the airport, within walking distance of the Prague Castle. Minutes from a tram stop, a few stops from the Dejvická and Hradčanská metro stations.**

Ground floor: foyer, living room with a bay window, dining room, winter garden with terrace access, fully fitted kitchen, toilet. First floor: hall, two bedrooms - one with a winter garden/study and a walk-in closet, terrace, bathroom (bathtub, toilet), additional guest toilet. Second floor: hall, large attic bedroom/playroom, bathroom (shower, toilet). Garden level: bedroom with a separate entrance, guest bedroom/wellness area with a walk-in shower and **sauna**, kitchenette, laundry room, toilet, storage room, utility area.

**Hardwood parquet floors**, original wooden staircase and paneling, security entry door, alarm connected to a security agency, landscaped garden. Double garage. **Unfurnished** despite the photos. Available from September 1st, 2023.

