

## House Four-bedroom (5+kk)

Rented

170 m<sup>2</sup>, Praha-západ, Horoměřice, Třešňovka



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Plot	1 153 m <sup>2</sup>
Foot print	62 m <sup>2</sup>
Garden	1 091 m <sup>2</sup>
Parking	Garage and three spaces on the plot.
Garage	Yes
Cellar	Yes
Service price	Utilities are CZK 10,000/month.
PENB	B
Reference number	105528
Available from	Immediately

This brand new unfurnished energy-efficient 2-bathroom freestanding house with a large nicely landscaped mature garden is set on a slope in a quiet natural location in Prague Horoměřice, with good amenities within easy reach and a bus stop 5 min. away with connections to the Bořislavka metro station (10 min.). The Václav Havel International Airport is accessible by car in 8 minutes. Conveniently located for the international schools ISP (5 min.) and Riverside School (8 min.).

The ground floor features an air-conditioned living room with a fully fitted open plan kitchen and access to the terrace/garden, a toilet, and an entrance hall with a built-in wardrobe. The first floor offers three air-conditioned bedrooms with built-in wardrobes, a shower bathroom, and a separate toilet. The lower ground floor includes an air-conditioned guest bedroom/study with access to the terrace, a bathroom with a bathtub, walk-in shower, and toilet, a laundry room, a storage room, a utility room, and a garage.

Heat recovery ventilation, vinyl floors, tiles, electric underfloor heating, heat pump, automatic exterior blinds on the south and west side, insect nets, central vacuum cleaner, dishwasher, induction stove top, microwave oven, automatic irrigation (rain water), outdoor camera system. A garage and three parking spaces on the plot are available.

