

## House Four-bedroom (5+1)

Rented

192 m<sup>2</sup>, Prague 6, Nebušice, Na Malé Šárce



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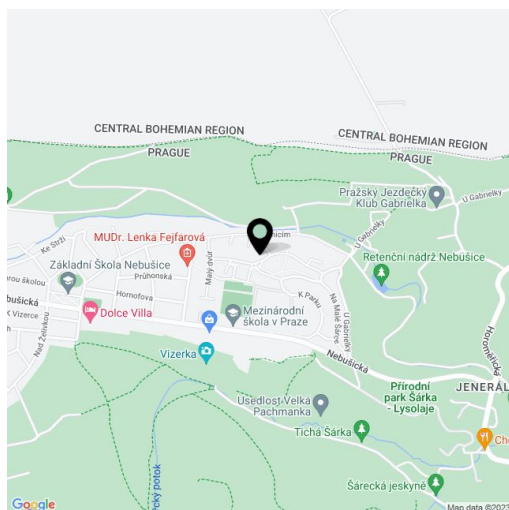
Total area	192 m <sup>2</sup>
Plot	560 m <sup>2</sup>
Foot print	188 m <sup>2</sup>
Garden	372 m <sup>2</sup>
Floor area	189 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	-
Service price	Common condominium charges and management approx. CZK 8,000/month. Energies are transferred to the tenant.
PENB	D
Reference number	27010
Available from	Immediately

**Well-equipped, fully furnished, completely reconstructed villa, part of a residential complex in the beautiful surroundings of Nebušice, Prague 6, directly adjacent to the lovely nature area of the Šárecké Valley. This pleasant and peaceful location offers nice family living with a good environment for children, excellent access to the city center, and the prestigious International School of Prague within walking distance.**

The ground floor consists of an entrance hall, a spacious living room and dining area with access to the garden, a kitchen, a utility room accessible both from garage and garden, and a separate toilet. The second floor consists of four bedrooms (including the master bedroom with a private bathroom and walk-in wardrobe), 2 additional bathrooms, and a separate toilet. There is a **garage for two cars**.

High-standard equipment and furnishings include **air-conditioning** in two bedrooms, wooden interior doors and windows, oak parquet floors, **Italian and Spanish ceramic tiles**, polyamide carpets, a fully equipped ALNO kitchen, built-in wardrobes, a security system with connection to an ARC, and a gas boiler.

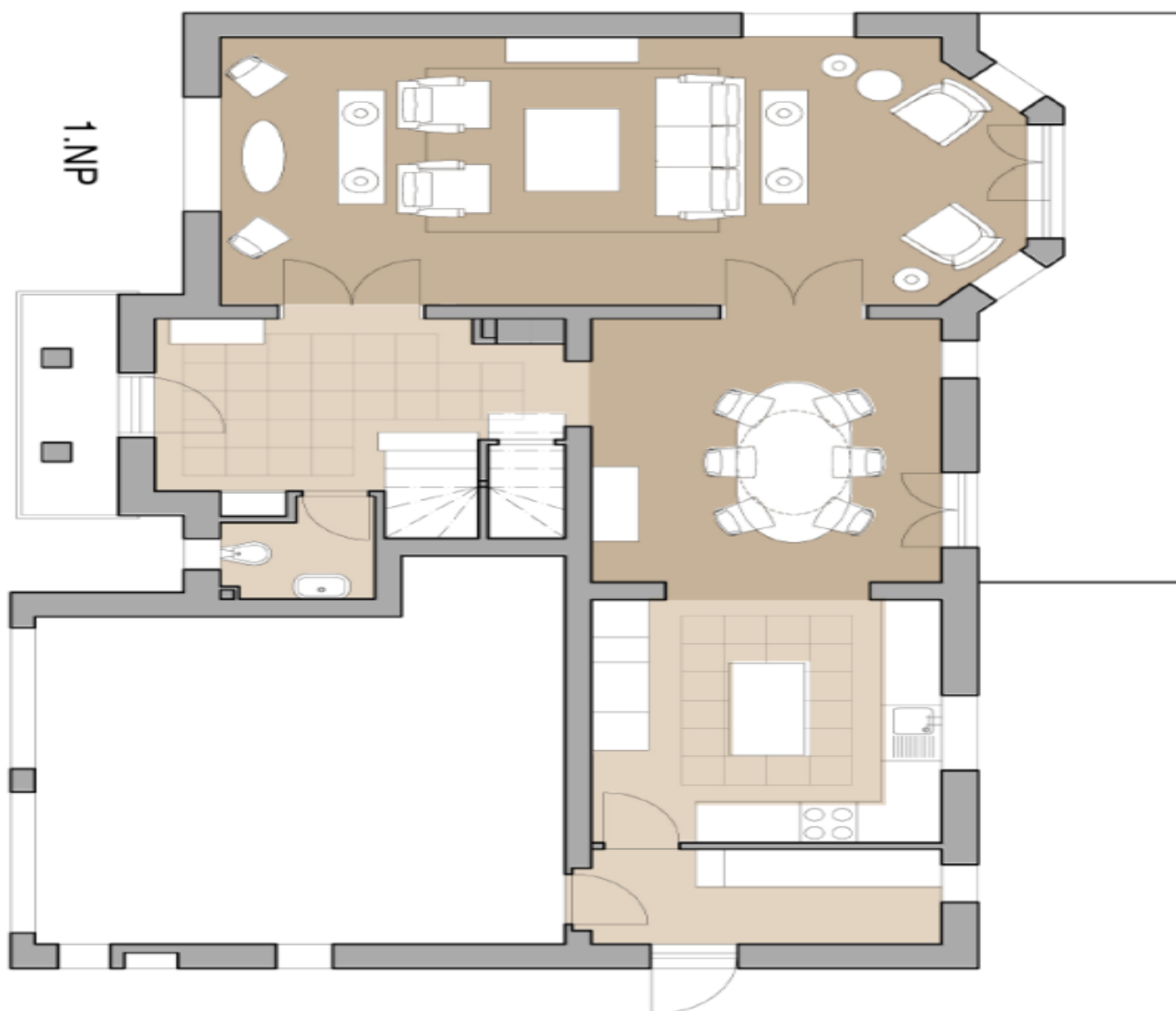
The house is located on the edge of Nebušice, near a playground and the above-mentioned **International School of Prague**. Within a few minutes' walk or by the bus, there is a primary school, music school, solarium, tennis court, bowling alley, supermarket, several restaurants, and a post office. Direct public transport links to the Bořislavka metro station.



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