

## House Four-bedroom (5+kk)

Rented

253 m<sup>2</sup>, Praha-východ, Bašť, Vedlejší



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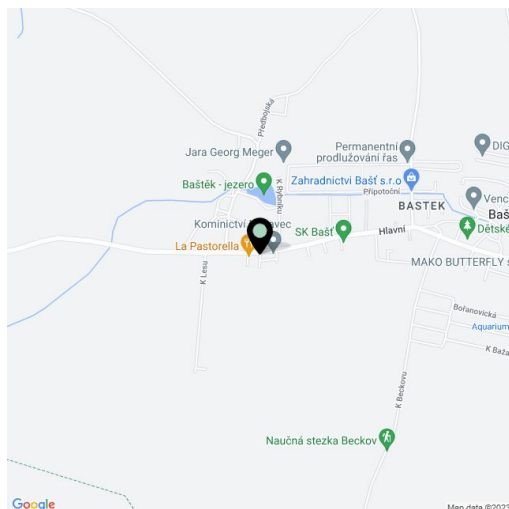
253 m², Praha-východ, Bašť, Vedlejší

|                  |   |
|------------------|---|
| Total area       | 253 m²  |
| Plot             | 738 m²  |
| Foot print       | 164 m²  |
| Garden           | 574 m²  |
| Floor area       | 240 m²  |
| Terrace          | 13 m²   |
| Parking          | Double garage and 2 parking spaces on the plot. |
| Garage           | Yes   |
| Cellar           | -   |
| PENB             | B   |
| Reference number | 42637   |
| Available from   | Immediately                                     |

Benefiting from an outdoor pool (9.5 x 3.8 m) and a sauna, this new-build, furnished, low cost and low maintenance 4-bedroom 2-bathroom free-standing home is located in a quiet residential area in the village of Bašť, a 20-minute drive from the city center and only a 14-minute drive from the Kobylisy metro station. Basic amenities are within walking distance, full services are available in the village of Libeznice, just 5 minutes away by car. The Letňany shopping center offers a wide range of leisure activities and a bus line provides connections to the Ládví metro station (line C). There are two English speaking kindergartens a two minute drive from the house, and the Livingston English elementary school a 15 minute drive away.

The ground floor features a living room with a **fireplace**, a fully fitted open plan kitchen, and access to the **terrace/garden**, an adjacent open playroom, a pantry, a toilet, and an entrance hall with a built-in wardrobe. The upper floor offers a master bedroom with a south-facing **balcony**, a fitted **walk-in closet**, and a bathroom (walk-in shower, toilet), a large children's bedroom that can be separated by a partition, another bedroom, a bathroom (bathtub, walk-in shower), a laundry room, and a toilet.

**Smart home system**, **Ceramin** natural flooring, tiles, storage space, automatic blackout exterior blinds, underfloor heating, floor cooling, two heat pumps, rooftop photovoltaic system, washer, dryer, dishwasher, induction cooktop, microwave oven, coffee maker, alarm, outdoor projection screen, automatic lawn mower, automatic irrigation, herb garden, terrace with a pergola, outdoor mini bar, outdoor heated **pool**, outdoor **sauna**. **Double garage and two parking spaces** on the plot. Utilities: CZK 6,000 per month. Available from August 1st, 2022.



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