

## House Six-bedroom (7+kk)

Rented

460 m<sup>2</sup>, Prague 5, Smíchov, Podbělohorská



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Plot	490 m <sup>2</sup>
Foot print	100 m <sup>2</sup>
Garden	390 m <sup>2</sup>
Parking	Garage plus 4 parking spaces on the plot.
Cellar	-
PENB	G
Reference number	4537
Available from	Immediately

Four story 6-bedroom 4-bathroom family villa with an outdoor swimming pool and two south terraces located in the green residential neighborhood in Prague 5. Convenient to the French school, popular with the French expat community.

The villa could be used as two separate units. The upper unit has, on two floors, 4 attic bedrooms, bathroom with toilet, and boiler room; living room with a covered terrace and awning, kitchen, shower bathroom, separate toilet, and entrance hall with the staircase leading downstairs. The lower apartment consists of large living/dining room with terrace, kitchen, shower bathroom, toilet, and storage room/clothes closet; on the garden level are two bedrooms with French windows, full bathroom, 3 tiled utility/storage rooms, and a boiler room. If used as a single family unit, one kitchen can be converted into a laundry room.

Parquet floors, wooden stairs, security blinds in the downstairs rooms, gas heating, alarm, telephone and satellite points. Bus stop steps from the house, convenient to the Anděl commercial and entertainment center. Monthly deposit for utilities CZK 9,000.

