



## House Four-bedroom (5+1)

€ 4 375 | CZK 110 000

270 m<sup>2</sup>, Prague 6, Nebušice, Nebušická





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|            |                |
|------------|----------------|
| Plot       | 520 m²         |
| Foot print | 133 m²         |
| Garden     | 387 m²         |
| Parking    | Double garage. |
| Garage     | Yes            |
| Cellar     | -              |

**Service price** Monthly service charges for gardening, pool, water, and security CZK 12,000/month. Gas and electricity CZK 15,000/month.

**PENB** G

**Reference number** 7785

**Available from** Immediately

**Freestanding villa with an outdoor heated swimming pool and garden with automatic irrigation, located close to the International School of Prague is set in a peaceful natural area in Nebušice, Prague 6, on the edge of the Divoká Šárka nature preserve. The location offers full amenities within easy reach and quick access to the airport and city center—a bus stop is just a few steps away and from there it's only a couple stops to the Bořislavka metro and tram stop.**

On its lower level, the house has a living room with a fireplace, dining area, fully equipped kitchen, and French windows to the terrace and garden, a guest toilet, a pantry, a clothes closet, a laundry room with access to the garden, and a garage. Upstairs are 4 bedrooms (two with en-suite bathrooms), a separate bathroom with a terrace, and a separate toilet.

Gas heating, heated floors throughout, wooden Euro windows, AEG appliances incl. washer, dryer, and dishwasher, satellite outlets in every room, video entry phone, alarm connected to a security agency. Two parking space in a garage.

