



## House Four-bedroom (5+1)

Rented

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





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Total area	491 m <sup>2</sup>
Plot	1 680 m <sup>2</sup>
Foot print	231 m <sup>2</sup>
Garden	1 449 m <sup>2</sup>
Floor area	441 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for utilities is CZK 16,000.
PENB	D
Reference number	102162
Available from	Immediately

This renovated unfurnished semi-detached home with 3 bathrooms and a private elevator, a landscaped garden, and beautiful views of Divoká Šárka is situated just 300 m from the ISP international school. The house 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 to the 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.

The ground floor features a living room with a dining area and access to the **terrace** and **garden**, a fully fitted kitchen, a guest bedroom, a bathroom (walk-in shower, toilet), a **walk-in closet**, a storage room, an entrance hall, and garage and workroom access. The upper floor offers a master bedroom with a **walk-in closet**, an **enclosed balcony** and an en-suite bathroom (bathtub, walk-in shower, bidet, toilet), a bedroom with a **walk-in closet**, an **enclosed balcony** and an en-suite bathroom (walk-in shower, bidet, toilet), and a study with a **terrace**. The basement floor includes a laundry room, a boiler room, a **walk-in closet**, and a large space suitable for a playroom and a ping pong or billiard table, or a fitness room.

**Hardwood floors**, tiles, gas boiler, washing machine, dryer, dishwasher. Garden maintenance is included in the rent. A **garage** and a **parking space on the plot** are available.

