svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Two-bedroom (3+kk)

**Rented**

78 m², Benešov, Lštění, Lipová

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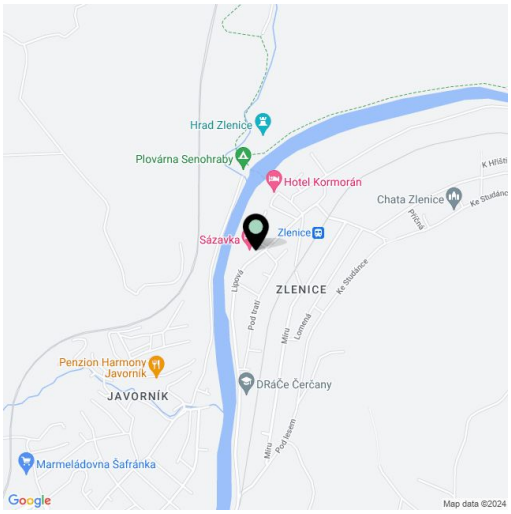
78 m², Benešov, Lštění, Lipová

| | |
|---|---|
| **Total area** | 97 m² |
| **Floor area*** | 78 m² |
| **Terrace** | 19 m² |
| **Parking** | 1-2 parking spaces on the plot. |
| **Cellar** | - |
| **Service price** | Monthly deposit for water and garbage removal: CZK 1,600. Electricity and gas are billed separately (transferred to the tenant). |
| **PENB** | G |
| **Reference number** | 103996 |
| **Available from** | Immediately |




***** Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

**This newly refurbished unfurnished apartment for rent with a garden is on the ground floor in a fully renovated farmhouse in the village of Zlenice, Lštění, in the beautiful hilly landscape of the Posázaví area, about a 40 min. drive to the center of Prague. A quiet natural location surrounded by woods, moments from the Sázava River, and a few minutes' walk from the Zlenice train station. Within easy reach of good amenities in Čerčany and Pyšely, around 10 km from Benešov, with great accessibility from the D1 highway. Nearby are the romantic Hláska castle ruins near Senohraby; other historical monuments are within a short driving distance (such as Český Šternberk, Jemniště, Konopiště, Vrchotovy Janovice, or the lookout tower on legendary Blaník Hill). There are several nature reserves in the area. Thanks to the close proximity of the Sázava River, it is a popular destination for canoeists and fishermen. Within walking distance, there is also a natural swimming pool with a perfect 1930s atmosphere. You can also use the nearby renowned golf resort.**

The interior features a living room with a fully fitted open plan kitchen and access to the **terrace/garden**, 2 bedrooms, a bathroom (walk-in shower, toilet), a utility room, a guest toilet, and an entrance hall.

Tiles throughout, gas boiler, underfloor heating, washing machine, dryer, dishwasher, induction cooktop. 1-2 **parking** spaces on the plot are included.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