



House Three-bedroom (4+kk)

Rented

357 m², Praha-západ, Středokluky, U Hřiště





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Total area	357 m²
Plot	930 m²
Foot print	129 m²
Garden	801 m²
Floor area	318 m²
Terrace	39 m²
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	Yes
Service price	Monthly charges for water and garbage CZK 1,200. Electricity and gas - transferred to the tenant.
PENB	B
Reference number	104688
Available from	Immediately

This bright semi-furnished three-story freestanding house with far-reaching views is located on a cul-de-sac on the outskirts of a village situated in a quiet elevated place just a few minutes' drive from the northwestern edge of Prague and the Václav Havel Airport. Right next to the house is a multifunctional playground and a football field. In the village, there is a kindergarten, an elementary and secondary agricultural school, a supermarket, a post office, and a swimming pool, plus hiking and bike paths. The location has a very fast connections to Prague and the airport, not only by car but also by suburban buses: it takes 12 minutes to get to the airport by bus, 7 minutes by car, 15 minutes to the Nádraží Veleslavín metro station, 10 minutes to the ISP international school in Nebušice, and 10 minutes to the Šestka shopping mall in Zličín. There are many tourist routes in the surrounding area, e.g. along the Zákolanský Brook and the ruins of Okoř Castle.

On the entrance floor is a large living area with a **vaulted ceiling**, a fully fitted open plan kitchen, a dining area, and access to the west-facing **terrace**, from where you can see the Central Bohemian Highlands through large French doors. Upstairs, there is a master bedroom with an en-suite bathroom and a west-facing **balcony**, a second bedroom, and a **walk-in closet**. In the basement at the garden level is a guest bedroom with a private bathroom, a lounge, a cellar (with a temperature suitable for storing wine), a utility room, and an entrance to a large garage with underfloor heating and electrically controlled access. There is a large storage space under the roof. There is also a utility room combined with a laundry room with a counter and cupboards.

Stunning far-reaching **green views**, **smart home system**, large plastic windows, security entry door, wooden interior doors, heated tiled and laminate floors, larchwood floors on the terrace and balcony, gas boiler, bio ethanol **fireplace**, washing machine, private well (used for irrigation), **charger for electric cars**, garden house. A **garage** and **parking on the plot** is available. Available from September or earlier upon agreement.

