



## House Five-bedroom (6+1)

Rented

314 m<sup>2</sup>, Prague 6, Dejvice, Na Špitálce





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Plot	894 m <sup>2</sup>
Foot print	321 m <sup>2</sup>
Garden	573 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	Yes
Service price	Utilities approx. CZK 13,000 per month.
PENB	G
Reference number	2579
Available from	01.09.2027

Unique family house with a lot of character, converted from a barn with a large garden (900 m<sup>2</sup>). The home was rebuilt by Austrian architect Mag. Art. Gernot Grabher and its historic details and rustic feel were preserved. Located in the prestigious and quiet Hanspaulka neighborhood with plenty of greenery and beautiful panoramic views of Prague.

Convenient to Czech as well as international schools, shops, tennis courts, an ideal location for jogging and walks, in close vicinity of the Šárka Nature Preserve. Good transportation connections - 15-20 min. to the city center, 15 min. to the airport, a bus stop within walking distance, convenient to the Bořislavka and Dejvická metro stations.

The home has 3 bedrooms, a study (or 4th bedroom), a comfortable living room with a fireplace and access to the terrace and garden, a TV room, a fully fitted eat-in kitchen, a master bedroom on the gallery with an en-suite bathroom, built-in wardrobes, and views of Prague Castle, and a second bathroom. The basement includes a guest bedroom, a guest toilet, a steam sauna, a wine cellar, and storage and utility rooms.

Hardwood parquet floors and historic tiles, wooden beams, washer, dryer, dishwasher, microwave oven, TV, alarm, satellite reception, Internet. Protected by a high wall, the landscaped garden features an outdoor terrace with a fireplace and an atrium with a pergola. Two garage parking spaces plus one courtyard parking spot.

