



## House Four-bedroom (5+1)

246 m², Praha-východ, Říčany, Na Vyhlídce

Rented





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Plot	1 095 m²
Foot print	200 m²
Garden	895 m²
Parking	Double garage and 4 parking spaces on the plot.
Garage	Yes
Cellar	-
PENB	G
Reference number	35019
Available from	Immediately

This is a 4-bedroom semidetached house with a mature garden set on the edge of the village of Říčany, near the Říčanský Forest, about a 25 min. drive from the center of Prague or 20 minutes by train from the Main Train Station (the train departs every 15 minutes). Quiet natural residential location with full amenities and services within easy reach. Říčany has complete infrastructure incl. kindergartens, the PED Academy primary school offering a bilingual program, a wellness / leisure center, a swimming pool, a cinema, a theater, restaurants, and many opportunities for sports and relaxation.

The ground floor features a fully fitted kitchen with terrace / garden access, a living room with bay windows and a prominent central staircase, a pantry, a corridor with built-in wardrobes, a laundry room, a toilet, and an entrance hall with garage access. The garage includes doors leading to a boiler room, storage and a tiled **playroom / office** with access to the terrace / garden. The upper floor consists of 3 bedrooms - one with a **terrace**, a bathroom incl. a **jacuzzi bath**, a walk-in shower, a bidet and a toilet, a corridor with built-in wardrobes, a utility room, a fitted **walk-in closet**, and a hall with **2 terraces**.

Built-in storage, **solid wood parquet floors**, tiles, French windows, blinds, gas boiler, washer, dryer, dishwasher, alarm, automatic garage gate. A **double garage plus 4 paved parking spaces** on the plot are available. Deposit for utilities incl. garden maintenance: approximately CZK 9000/month.

