



## House Four-bedroom (5+kk)

Rented

335 m<sup>2</sup>, Praha-východ, Hovorčovice, K Potoku

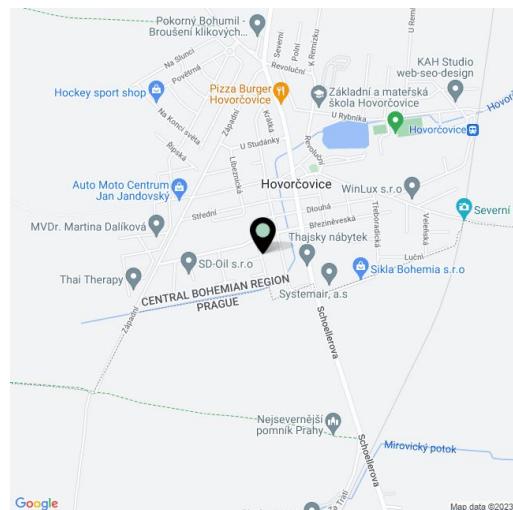




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Total area	335 m <sup>2</sup>
Plot	2 329 m <sup>2</sup>
Foot print	178 m <sup>2</sup>
Garden	2 151 m <sup>2</sup>
Floor area	318 m <sup>2</sup>
Loggia	17 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	40184
Available from	Immediately



This is well-maintained, furnished 4-bedroom family house with garden and pool, in a quiet residential area of the village Hovorčovice, with a romantic square and a pond, just an 11-minute drive from the metro station Střížkov. Within a walking distance to a bus stop with connection to metro C – Letňany, the railway station is only 4 minutes drive by car. Hovorčovice offers a kindergarten and elementary school, tennis courts, soccer field, and connection to bike routes.

The ground floor includes the living room with fully-equipped kitchen and access to the garden, a pantry, a bathroom with shower and toilet, a storage room with garden and basement access, an entrance hall with built-in wardrobes and a garage for 2 cars.

The first floor comprises of a master bedroom with access to a loggia and en-suite bathroom with shower and toilet, two bedrooms (one with access to a loggia), a study, a walk-in closet, another bathroom with tub, toilet and bidet. Built-in wardrobes in all rooms.

The basement has a laundry, 3 storage rooms and the technical room for the swimming pool.

**Wooden parquets** and **tiles**, **heated floor** in the kitchen and the bathrooms, **gas boiler**, **sunblinds**, **washing machine** and **dryer** in the laundry, alarm. The supply of water for the garden and the swimming pool is provided by a **well**. Deposit for utilities approx. 8500 CZK/month. Available from September 2021.