



## House Five-bedroom (6+1)

430 m², Prague 4, Modřany, Větrovcova

**Rented**





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|                  |                |
|------------------|----------------|
| Plot             | 599 m²         |
| Foot print       | 148 m²         |
| Garden           | 451 m²         |
| Parking          | Double garage. |
| Garage           | Yes            |
| Cellar           | -              |
| PENB             | G              |
| Reference number | 4159           |
| Available from   | Immediately    |

**Attractive rental opportunity. Distinctive 5-bedroom 4-bathroom family villa with a full basement, pretty landscaped garden and far reaching views off of several terraces in a Prague 4 neighborhood. Convenient to the Prague British School.**

Main level: spacious tiled living room with fully fitted kitchen, fireplace, terrace and French windows leading to garden patio, pantry, toilet, storage. 1st floor: 3 bedrooms, one with en-suite bathroom, family bathroom, 2 terraces. 2nd floor: separate studio with living area and kitchenette, bedroom, bathroom, walk-in closet, 2 balconies. Basement: sauna with bathroom, food/wine cellar, walk-in closet, utility room, work room, 2 storage rooms.

Wood floors, central vacuum, electric blinds, built-in wardrobes, floor heating in living room and bathrooms, night lighting along the staircase, video intercom, alarm, telephone, PC and TV points in all main rooms, private well, automatic irrigation. Bus and tram connections to metro and city center. Close to the popular Modřany forest with biking and jogging trails. Estimated charges for services CZK 10.000/mo. and will be transferred to the tenant's name.

