



## House Four-bedroom (5+1)

263 m², Prague 6, Nebušice, U Házů

Rented





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Plot	248 m²
Foot print	138 m²
Garden	110 m²
Parking	Garage.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities is approx. CZK 16,000 per month (incl. homeowner's association fee, gas, water, electricity, garbage collection, pool maintenance).
PENB	C
Reference number	43110
Available from	Immediately

Boasting an outdoor swimming pool, this unfurnished "B" type townhouse with a finished basement and garden is part of the Malá Šárka subdivision built around the International School of Prague, and surrounded by plenty of greenery. Situated in a quiet and green Prague 6 residential neighborhood ideal for family living, benefiting from easy reach of both the countryside and city life, 20 min. by public transportation to the city center. Located a few min. drive from the Bořislavka metro station, near the airport, and close to a supermarket, tennis courts, and other local amenities.

The ground floor includes a living room with a **fireplace** and access to the **patio**, a fully fitted and equipped kitchen, a guest toilet, and an entrance hall. The upper floor features 4 bedrooms, 2 bathrooms (en-suite: walk-in shower, toilet/walk-in shower), and a separate toilet. The spacious basement offers a fitness room and storage space.

Outdoor **heated salt water swimming pool with an exercise jet**, built-in wardrobes in three bedrooms, **hardwood parquet floors**, **wooden** floors and staircase, tiles, gas boiler, washer, dryer, dishwasher, induction cooktop, alarm, camera system. Each house in the community is connected to a 24-hour security service on the premises, private satellite TV connection, and is serviced by private road maintenance. A **garage** is available. A very pleasant setting, ideal for families.

