



House Five-bedroom (6+kk)

Rented

350 m², Praha-západ, Průhonice, Pod valem II





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Plot	950 m²
Foot print	150 m²
Garden	800 m²
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	8293
Available from	Immediately

This 5-bedroom 3-bathroom free standing home with a garden is set in a quiet residential area in Průhonice, highly popular among Prague's expatriate community. Located only a 15 min. drive from the center of Prague, near the UNESCO protected Průhonický Castle and Dendrological Garden, with rich amenities in the vicinity and a short drive to the Čestlice shopping zone and Aquapalace, and just a 15 min. drive to the PBS international school (with a school bus stop nearby).

The ground floor features a living room with a **fireplace**, a fully fitted open kitchen and French windows leading to the terrace, a guest bedroom with garden access, a large full bathroom, an additional separate toilet with a bidet, and an entrance hall with built-in wardrobes. The upper floor includes four bedrooms and two bathrooms (walk-in shower, bathtub, toilet / walk-in shower, toilet). There is a tiled basement with a laundry room, a boiler room, a fitness / hobby room, storage space and garage access.

Spacious airy rooms, **air-conditioning** in one bedroom, **solid wood parquet floors**, laminated floors, tiles, automatic external blinds, gas boiler, washing machine, dryer, dishwasher, induction cooktop, microwave oven, alarm with direct connection to a police station, satellite TV connection. **Double garage**. Utilities approx: CZK 8,000/month including garden maintenance. Available from August 15th, 2021.

