



House Four-bedroom (5+kk)

Rented

165 m², Praha-západ, Vrané nad Vltavou, Zahradní





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Usable area	165 m ²
Plot	874 m ²
Foot print	225 m ²
Garden	649 m ²
Floor area	124 m ²
Terrace	41 m ²
Parking	A covered parking space plus 3 spaces on the plot.
Cellar	-
Service price	Utilities are billed separately.
PENB	B
Reference number	102264
Available from	01.10.2024

This is a brand new 4-bedroom 2-bathroom free standing passive house with a sauna and a landscaped garden with a pond. Set in a quiet location in the village of Vrané nad Vltavou, in the beautiful hilly landscape on the right bank of the Vltava River near the southern edge of Prague. A perfect location for family living - within easy reach of good amenities as well as a railway station with comfortable links to Prague's Main Railway Station. When travelling by car, take advantage of the easy access to the Prague Ring Road. The village is surrounded by dense forests with many natural monuments and reservations, which are part of the Central Bohemia nature park. You can reach the other side of the river by ferry.

The interior features a living room with a fully fitted open plan kitchen and a pantry, 4 bedrooms, 2 bathrooms (bathtub, walk-in shower, toilet / walk-in shower, toilet), a utility room, and an entrance hall. There is a large attic space suitable for storage. The house has a **terrace** accessible from the living room and all bedrooms.

Sauna, bathing pond - biotope, heat recovery ventilation, oak floors, tiles, wooden materials, built-in wardrobes in the hall and one bedroom, French windows, heat pump, underfloor heating, dishwasher, induction cooktop, combination oven, barrier free access. A covered parking space plus three outdoor spaces on the plot are available.

