



## House Four-bedroom (5+kk)

Rented

240 m<sup>2</sup>, Prague 4, Lhotka, Slepá I





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Plot	686 m <sup>2</sup>
Foot print	190 m <sup>2</sup>
Garden	496 m <sup>2</sup>
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	-
PENB	G
Reference number	32623
Available from	Immediately

This newly refurbished, air-conditioned, unfurnished 4-bedroom 2-bathroom free standing home with a heated outdoor pool and a private garden is set in a quiet street in a residential neighborhood in Lhotka, Prague 4. Location with lots of greenery, near the Velký háj forest park and Kunratický forest, and with bus connections to Kačerov metro station, line C. Within easy reach of full amenities, and conveniently located for quick access to the Prague British International School in Libuš and Kamýk (6 and 4 min. by car), the New PORG School (5 min. by car), and the Austrian School. There is a green park with a children's playground just steps from the house.

The ground floor offers a spacious living room with a dining area, a fully integrated kitchen and access to the **terrace and garden**, an office / guest bedroom, a shower room with a toilet, a laundry room, and an entrance hall with a **walk-in closet** and storage. The upper floor features three bedrooms - one with a large fitted **walk-in closet**, a bathroom (bathtub, walk-in shower, toilet), a storage room, and a **terrace** facing the garden. At the back, there is a covered terrace with access to the garage, a storage room, and a utility room.

**New hardwood floors, tiles, new bathrooms**, gas boiler, heat pump for the pool, underfloor heating in the living room and bathrooms, automatic terrace awning, blinds, **Miele** kitchen appliances, dishwasher, microwave oven, **Villeroy & Boch** sanitary ware, two TVs and sound systems, alarm, automatic irrigation and lawn mower. **Garage and parking on the plot** is available. Utilities are approx. CZK 10,000/month. **Unfurnished**.

