



## House Three-bedroom (4+1)

160 m<sup>2</sup>, Prague 5, Velká Chuchle, Dubnická

**Rented**





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|                  |             |
|------------------|-------------|
| Usable area      | 160 m²      |
| Plot             | 315 m²      |
| Foot print       | 126 m²      |
| Garden           | 189 m²      |
| Floor area       | 150 m²      |
| Balcony          | 10 m²       |
| Parking          | Garage.     |
| Garage           | Yes         |
| Cellar           | Yes         |
| PENB             | G           |
| Reference number | 37000       |
| Available from   | Immediately |

Set on a sunny hillside, this unfurnished, partially renovated 3-bedroom 2-bathroom semi-detached house offering beautiful green views is situated in a quiet residential neighborhood in Velká Chuchle near the Chuchelský Forest and Slavičí Valley. An attractive natural location with plenty of sports and relaxation facilities and bike trails, within close proximity to a downtown and shopping area, convenient commute to Smíchov and Prague 4. Many families whose children go to the French School in Smíchov and the British school in Prague 4 live in this area.

The ground floor includes a bedroom, a bathroom with a bathtub and toilet, a **walk-in closet**, a utility/laundry area, storage, and an entrance hall. The main floor offers a 35 sq. m. living room with a double height ceiling, a dining area, and access to the private **terrace/garden**, plus a fully fitted kitchen, and a shower room with a toilet. The top level features two separate bedrooms, one with a **balcony** providing lovely views.

**Hardwood floors**, tiles, interior blinds, gas boiler, washing machine, dishwasher, induction cooktop, microwave oven. A **garage** is available. Utilities in the approximate amount of CZK 10,000 (for four persons) are billed separately.

