



## House Four-bedroom (5+kk)

Rented

198 m<sup>2</sup>, Praha-východ, Říčany, Jizerská





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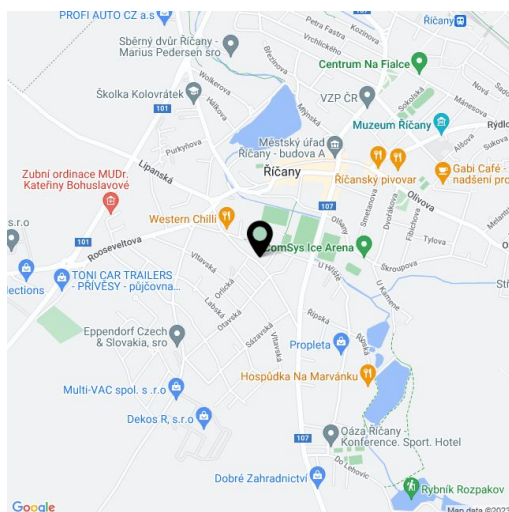
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|                  |                                            |
|------------------|--------------------------------------------|
| Usable area      | 198 m <sup>2</sup>                         |
| Plot             | 357 m <sup>2</sup>                         |
| Foot print       | 81 m <sup>2</sup>                          |
| Garden           | 276 m <sup>2</sup>                         |
| Floor area       | 154 m <sup>2</sup>                         |
| Terrace          | 44 m <sup>2</sup>                          |
| Parking          | Garage and parking in front of the garage. |
| Garage           | Yes                                        |
| Cellar           | -                                          |
| PENB             | G                                          |
| Reference number | 38726                                      |
| Available from   | Immediately                                |

This brand new high standard semi-detached house with 3 terraces offers beautiful views of a park, a horse riding arena and Říčany panorama. Located in a residential area in the town center, the home is set next to a hundred years old lime tree alley (pedestrian zone) adjacent to a large park with horse paddocks and sports grounds. The town offers complete amenities including primary and secondary schools, there is an international kindergarten, a restaurant, a grocery store and a bus stop nearby. The popular Marvánek outdoor swimming pool is also within walking distance as well as tennis courts, a football and a rugby field. Říčany has been repeatedly top ranked the town with the best quality of living.

The ground floor of the house features a living room with a fully fitted open plan kitchen and access to the **terrace** and **garden**, a utility room, a toilet, a staircase hallway with a storage room, and an entrance hall with garage access. The first floor includes a master bedroom with an en-suite bathroom (bathtub, walk-in shower, bidet toilet), a **walk-in closet** and a **terrace**, two children's bedrooms with a glass wall, and a shared bathroom (bathtub, walk-in shower, bidet toilet). The upper floor offers an independent unit - a living room with a glassed in sleeping area and a fully fitted kitchenette, a bathroom, a storage room, and a **terrace** with beautiful panoramic views.

**Top standard finishes, sophisticated system of underfloor and ceiling heating and cooling by a heat pump plus heat recovery ventilation** with filters for allergy sufferers (can be operated via Wolf app), built-in storage, floor-to-ceiling aluminum windows, automatic roller blinds, modern LED light fixtures, **granite** kitchen countertop and tiling, Italian tiles in the bathrooms, vinyl and tiled floors, washer, dryer, alarm with indoor and outdoor sensors, camera system. **Garage** and a **parking space** in front of the garage (with a charging point for electric cars). Utilities are billed separately.

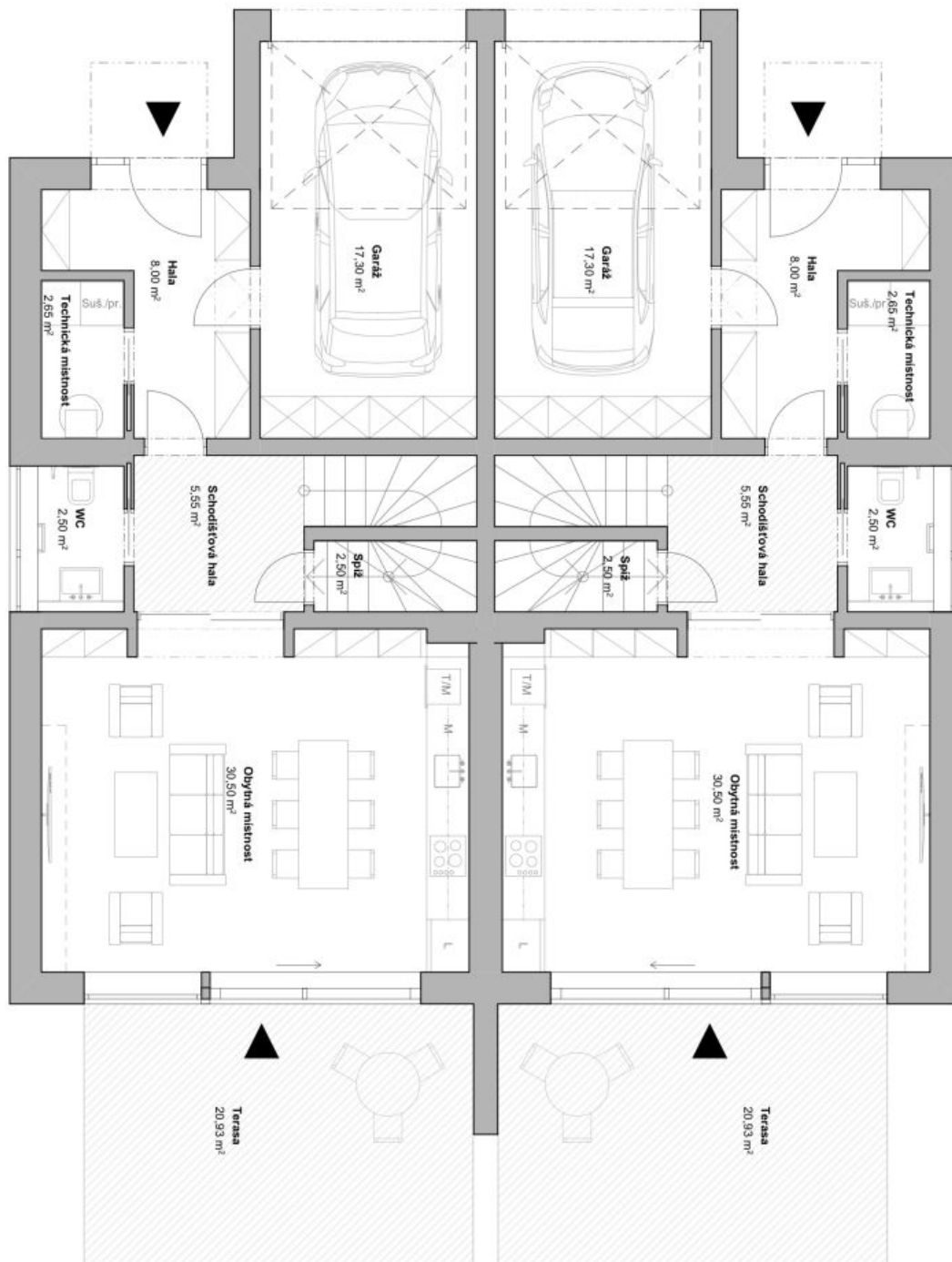




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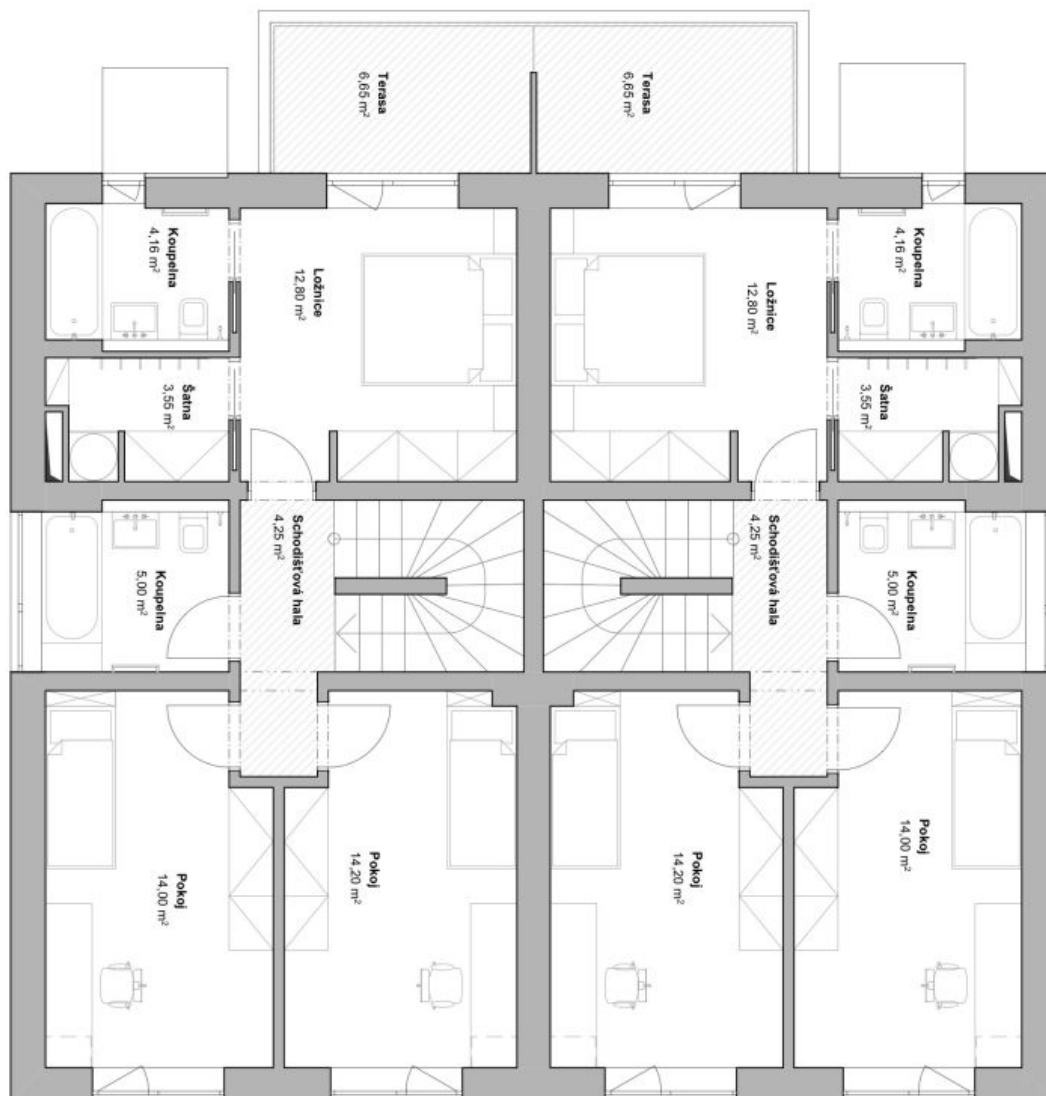




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