



## House Four-bedroom (5+kk)

Rented

200 m<sup>2</sup>, Praha-západ, Průhonice, Pod Valem II





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Plot	644 m <sup>2</sup>
Foot print	144 m <sup>2</sup>
Garden	500 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	14040
Available from	Immediately

This 4-bedroom 2-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 water park, and just a 15 min. drive to the PBS international school (with a school bus stop nearby).

The ground floor offers a fully fitted kitchen connected to a dining area and the living room plus access to the **terrace** and **garden**, a shower room with a toilet, an entrance hall with built-in wardrobes, and garage access. The upper floor features 4 bedrooms, 2 shared **balconies**, a bathroom with both a bathtub and a walk-in shower, and a separate toilet. The basement level includes a laundry room, a utility room, and storage space.

**Fireplace**, laminated floors, tiles, French windows, blinds, gas boiler, dishwasher, satellite TV connection, alarm with direct connection to the police security desk. **Double garage**. Utilities including garden maintenance: CZK 8,500/month.

