



## House Three-bedroom (4+1)

Rented

250 m<sup>2</sup>, Praha-východ, Říčany, Želivská





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Plot	599 m <sup>2</sup>
Foot print	131 m <sup>2</sup>
Garden	468 m <sup>2</sup>
Parking	Double garage and parking in front of the garage.
Garage	Yes
Cellar	-
PENB	G
Reference number	22631
Available from	Immediately

This 3-bedroom 3-bathroom free standing house boasts an outdoor heated covered pool and a comfortable conservatory. Situated in the peaceful residential area of Říčany, with good connections to Prague: 30 minutes by car or 20 minutes by train (train departs every 15 minutes). Říčany has complete infrastructure incl. an English school and kindergarten as well as many opportunities for sports and relaxation.

First floor: living room with a gas fireplace, conservatory, fully fitted eat-in kitchen, toilet, main entrance. The conservatory offers access to the patio and garden with the pool (8x4 m, depth 1.5 m) which can be used for 6 months in a year. Second floor: two air-conditioned bedrooms with en-suite bathrooms, built-in wardrobes and two balconies. Ground floor: guest bedroom, en-suite bathroom, garden and garage access, laundry room, utility room, storage.

Alarm, satellite reception, video entry phone, TV, washer, dishwasher, microwave oven, vacuum cleaner, floating floors, tiles, garden furniture. Garage for two cars and two parking spaces in front of the garage. Utilities around CZK 10 000 per month.

