



## House Five-bedroom (6+kk)

Rented

274 m<sup>2</sup>, Praha-západ, Libčice nad Vltavou, Libčice nad Vltavou





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Usable area	274 m <sup>2</sup>
Plot	682 m <sup>2</sup>
Foot print	128 m <sup>2</sup>
Garden	554 m <sup>2</sup>
Floor area	243 m <sup>2</sup>
Balcony	20 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
Parking	Garage and parking on the plot.
Garage	Yes
Cellar	-
PENB	G
Reference number	33270
Available from	Immediately

This 5-bedroom 3-bathroom free standing house with a 554 m<sup>2</sup> garden in a quiet street in the village Libčice nad Vltavou. Beautiful natural location northwest of Prague, near the Vltava riverbank, about a 35 min. drive from the center of Prague. The village offers rich amenities including sports facilities, a popular bike path along the river, and a good connection to the D8 motorway.

The ground floor includes a living room connected to a dining area and a fully fitted kitchen plus access to the terrace, two small bedrooms - one with terrace access, a full bathroom, a pantry / storage room, and an entrance hall with built-in wardrobes. The upper floor features three bedrooms with terrace access, a full bathroom, a **fitted walk-in closet**, and access to large attic storage space. The basement floor offers a **spacious gym**, a laundry / drying room, a walk-in shower, a sink, and a toilet.

Green views, **4 terraces**, **oak floors**, tiles, French windows, blinds, gas boiler, washer, dryer, dishwasher, microwave oven, automatic garage door, garden shed and a little garden house for children. **Garage** and **two large covered parking spaces** in front of the garage are available. Utilities are billed separately (approx. CZK 6300 monthly + garden maintenance).

