



## House Six-bedroom (7+1)

Rented

320 m<sup>2</sup>, Prague 5, Smíchov





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Plot	794 m <sup>2</sup>
Foot print	161 m <sup>2</sup>
Garden	633 m <sup>2</sup>
Parking	Garage for 4 cars.
Garage	Yes
Cellar	-
PENB	G
Reference number	6065
Available from	Immediately

**Top quality 6-bedroom 4-bathroom villa for rent in Prague. Recently renovated house with "smart home" technology, an indoor pool, sauna and fitness area. Located in a quiet street in the highly sought-after residential neighborhood of Hřebenky, within easy reach of the Petřín Hill and the Prague Castle, Klamovka and Ladronka Parks. The city center and full amenities are easily accessible, it is a short drive to the Anděl metro station, Nový Smíchov shopping and entertainment center and the French School.**

Bright family room opening out to a deck and small garden, living and dining room with a terrace and garden, kitchen, loft room, 2 fireplaces, walk-in-closets, indoor pool, sauna, shower, laundry room, wine cellar, and guest toilet. Living area 320 m<sup>2</sup> + 30 m<sup>2</sup> loft room. 500 m<sup>2</sup> garden in the back. Upon entering the house from the street or the garage you walk down an enclosed wood walkway and come into a bright family room opening out to a deck and small garden. The "family room" floor could be a guest apartment as it is kitchen-ready. Additionally on this floor are a shower bathroom, bedroom, and stairway to the first floor of the villa. On the first floor are a large living/dining room, separate fully equipped kitchen, bedroom, bathroom with bath tub and a guest toilet. Upstairs are 2 bathrooms, one with shower and one with tub, 4 bedrooms, one of which has the stairway to the loft room, and a walk-in closet.

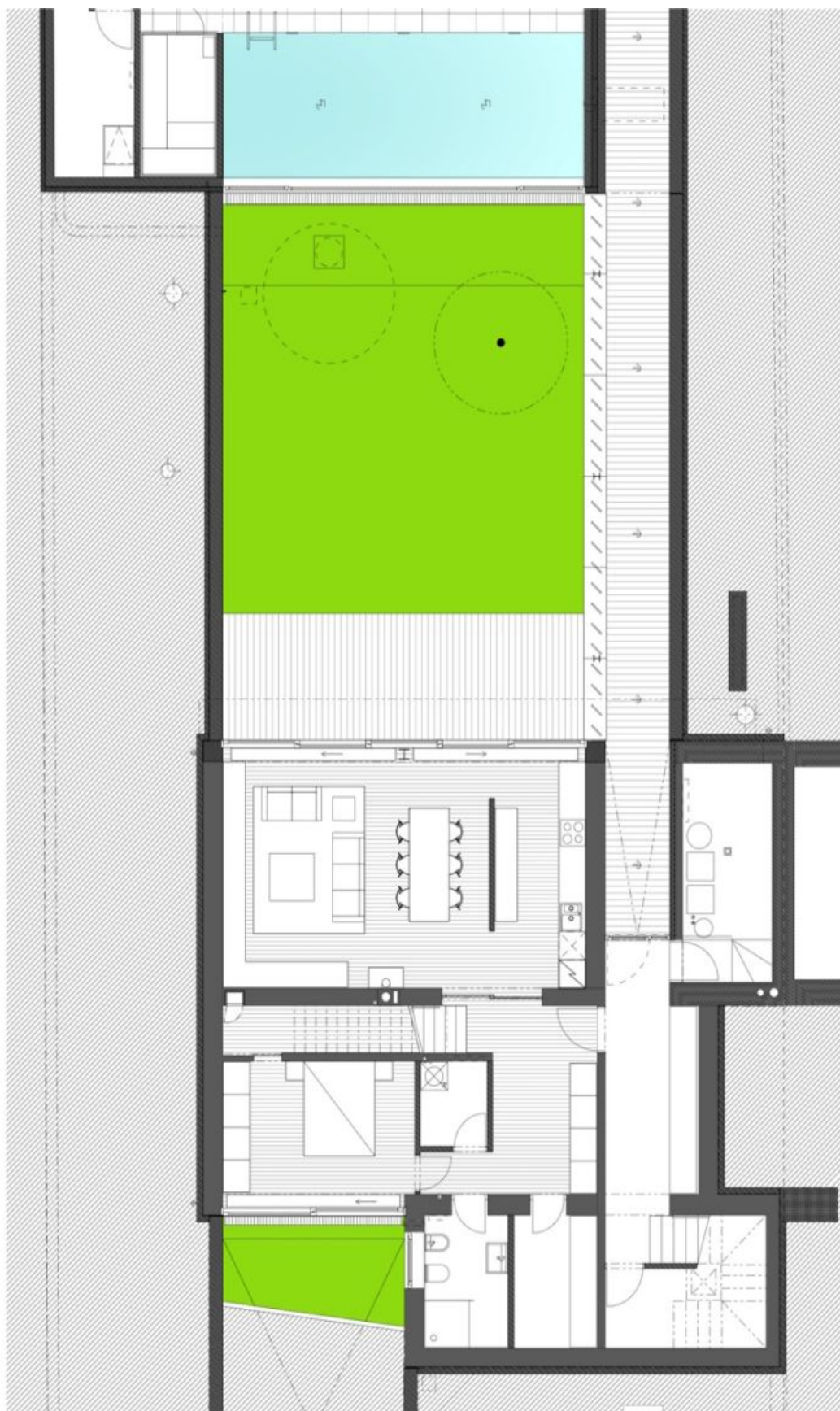
The house is equipped with a system that works with ground heat for economic heating and temperature regulation. The pool uses well water. Heated hardwood and tile floors throughout, alarm, security entry door. The rent includes support by the housekeeper (to clean the pool, maintain grass, and generally overlook the technology). Deposit for utilities and energies CZK15.000/month.



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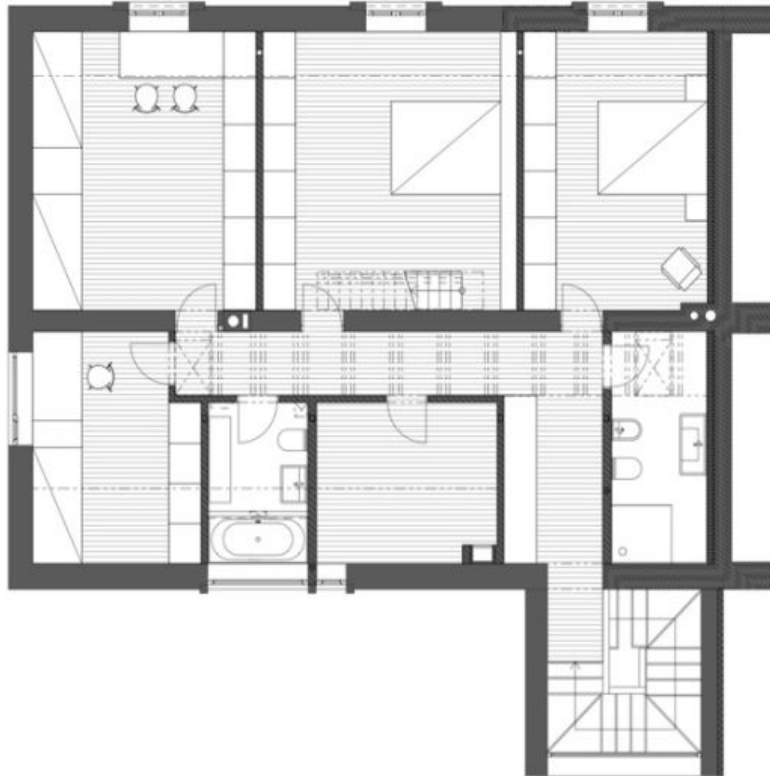




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