



## HOUSE FOR RENT, Prague 6 - Břevnov

Beautifully appointed villa with with impressive atmosphere, set in a pleasant green residential area in the neighbourhood of protected Ladronka Park with wide range of sporting facilities at hand. Convenient for the International School in Nebušice, Lyceé Français as well as German School in Jinonice. Close to multiplexes and shopping centres such as OC Nový Smíchov, IKEA, Kaufland, Tesco Hypermarket, Makro, etc.

The property benefits from a modern and light-filled interior arranged over 3 floors: Sunny open-plan, double height ceiling's living room (60 sq.m.) with a fireplace, dining space, study, F/F kitchen overlooking peaceful greenery, guest bedroom, 1 full bathroom, toilet, attached garage, two terraces at garden level. Upstairs the first floor comprises en-suite master bedroom with a full bathroom and a dressing room and a terrace, and 3 additional bedrooms with a shared full bathroom.

A large terrace with view of Prague castle adjoins an indoor sitting room on the top floor. The basement is dedicated to technical part and a relax zone with sauna, shower bathroom with toilet, wine cellar, gym/playroom. The equipment includes wooden floors and large format windows providing a lot of natural light.

Benefits include double garage, SAT, telephone, and security system, mature garden 400m<sup>2</sup>. Both the garden and patio offer a sufficient level of privacy.

Monthly utilities in the amount of 10.000,- CZK, electricity and gas will be transferred to the tenant.

Available from July, 2023



4x



6x



**110 000 CZK**  
+Monthly fees 10 000 CZK

### Specification

Detached house

Area: 452 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

☒ Terrace (40 m<sup>2</sup>)

☒ Fireplace

☒ Garden (620 m<sup>2</sup>)

☒ Garage

**Estate id:** 1516

**Web link:**

[www.viphomes.cz/1516](http://www.viphomes.cz/1516)

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