



## 130,000 CZK/per month

rent includes maintenance of the garden + utilities CZK 16.000,-

### Family villa with beautiful garden for rent : Nebušická, Prague 6 - Nebušice

Nebušická, Praha-Nebušice

registration number	<b>008833</b>	property type	<b>house</b>
type of contract	<b>rent</b>	property subtype	<b>detached house</b>
disposition	<b>5+1</b>	area	<b>442 sqm</b>
land area	<b>1,680 sqm</b>	balcony	<b>yes</b>
terrace	<b>yes</b>	parking	<b>garage</b>
PENB energy label	<b>D</b>		

We are pleased to offer for rent an unique, four bedroom family house (villa) in the Tuscany style with an impressive area of 442m<sup>2</sup>., with a garage and a beautiful garden (1,449m<sup>2</sup>) in Prague 6 - Nebušice. This representative family house is located in the immediate vicinity of the International School of Prague (ISP), the Divoká Šárka nature reserve, a bus stop with an easy connection to the Bořislavka metro station and Dejvice. Other international schools, Riverside School or Parklane International School are easily accessible, approx. 15 minutes by car, as well as Prague center and the airport. The family house was designed by an Italian architect, it offers three floors, on the ground floor there is an entrance hall, a dressing room, a spacious hall, a fully equipped kitchen, a pantry, a living room with a dining room (71 m<sup>2</sup>) with access to a terrace and a garden with a wonderful view of Divoká Šárka, a bedroom and a bathroom with a toilet, storage.. An open staircase leads to upper floor with a hall, 3 bedrooms - two of them with walk-in closets, two bathrooms with toilets, a terrace and 2 balconies. On the basement of the house, in addition to the technical facilities (boiler room with gas boiler and laundry room with washing machine and dryer), there is a dressing room and a large space where is possible to set up, for example, a game room (ping-pong table, pool table, etc.) or a fitness. The house has a KONE lift for disabled access to the floor, the house is unfurnished, there is underfloor heating throughout the ground floor and the bathrooms, floor convectors or radiators on the 1st floor and air-conditioning in the bedrooms. One car garage and one parking space on the plot. Orientation of the

house: living areas. dominantly south, then east, west, technical rooms and bathrooms to the north. This family house offers comfortable living in Prague 6 - Nebuřice. The rent includes regular garden maintenance. Viewings now, available to move-in on August 1st, 2024.