



## House Four bedroom

193 m<sup>2</sup>, Land 470 m<sup>2</sup> Praha-západ, Nová

2 600 € per month



Layout  
**Four bedroom**

Area  
**193 m<sup>2</sup>**

Land  
**420 m<sup>2</sup>**

Terrace  
**16 m<sup>2</sup>**

Parking  
**4x outside**

Would you like to live stylishly in a family house with a pool and stunning garden in the sought-after Průhonice area?

We are pleased to offer you a furnished family home with its own pool and just a few minutes walk from Průhonice Park, close to international schools and offering a mix of community facilities, sports and recreational activities.

This comfortable family home offers on the ground floor an entrance hallway with a bathroom, a bright living room with access to the terrace and fully equipped kitchen. Adjacent to the kitchen area is a dining area. Modern staircase leads upstairs to 4 peaceful bedrooms (2 of which overlook the garden) and a family bathroom. An integral part of the house is a well-maintained garden with mature trees. Pool usage is included in the rent.

Průhonice offers an advantageous location near Průhonice Castle, park, and Dendrological Garden, with quality local amenities right in town (kindergarten and elementary school, post office, shops, restaurants, pharmacy, bank, and more). The popular entertainment and shopping area of Čestlice - Průhonice (Čestlice Aquapark, HOP Arena, Funpark Žirafa) is nearby. It takes 15 minutes to

<b>Price</b>	2 600 €
<b>Built-up area</b>	97 m <sup>2</sup>
<b>Floor area</b>	193 m <sup>2</sup>
<b>Land</b>	420 m <sup>2</sup>
<b>Terrace</b>	16 m <sup>2</sup>
<b>Parking</b>	4x outside
<b>Building energy rating</b>	G

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drive to the international school PBS (the bus stop is located near the house), and you are one minute away from the D1 highway.

The house is available from May 1, 2025, and is offered furnished. Fees are set at 7,000 CZK.

We recommend a viewing.

## VÁŠ MAKLÉR



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