



## A house for rent 4+kt, 142 sqm, plot 297 sqm, Chýně, Prague - west



🏠 142 m<sup>2</sup> 📄 Střední, Chýně, Praha-západ, Central Bohemia 📅 Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

Order number	<b>N7024</b>	Price	<b>Reserved</b>
Address	<b>Střední, Chýně, Praha-západ, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>142 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Offer status	<b>Reserved</b>
Land area	<b>297 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Partly</b>
Parking	<b>Yes</b>	Garage	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for rent a partly furnished house in 4+kt with a usable area of 142 sqm in a very quiet suburb of the village Chýně, Prague - west. The two-storey low-energy house has its own garden with sauna and seating area, which provides maximum privacy thanks to high fencing.

The layout of the house includes on the ground floor an entrance hall, a spacious living-dining room with a kitchenette fully equipped with built-in appliances, a pantry and a separate toilet with a washing machine and dryer. The living room has a separate entrance to the garden. The first floor offers three separate bedrooms, one of which is currently furnished as a home gym and a bathroom with whirlpool bath and toilet.

The house is designed to an energy efficient standard and is fitted with its own gas boiler. Modern and airy interior, quality tiles, air conditioning, storage in bedrooms and entrance hall, electrically operated roller shutters in living room. The house also has a spacious garage. Two to three additional outdoor parking spaces are available on the property in front of the house.

The furnishings of the house can be moved out by agreement.

The Chýně location, located in the Prague-West district in the Central Bohemian Region, is characterized as a quiet residential area on the western outskirts of Prague, offering a friendly environment for families and individuals with basic services available. The area is in close proximity to natural features such as Bašta Pond and Litovický Brook, providing opportunities for outdoor activities and relaxation. Public transportation is provided by a nearby bus stop and train station, both within a 10-minute walking distance, providing easy access to Prague. There is a direct train connection to Prague - Smichov and by car it is approximately 10 minutes to the nearest metro station B - Zlicín and the airport. Chýně offers comprehensive amenities including a primary school (about 10 minutes walk), local government and a Billa supermarket which is only 5 minutes away. There are also playgrounds and other community facilities. Overall, Chýně is an attractive location for families and individuals looking for quiet living with convenient access to the town and essential services.

Available immediately.