

## House Three-bedroom (4+kk)

152 m², Praha-západ, Statenice, U Kopanského mlýna











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Total area	152 m²
Plot	617 m²
Foot print	148 m²
Garden	469 m²
Floor area	103 m²
Terrace	25 m²
Parking	Garage and parking on the plot
Garage	24 m²
Cellar	-
PENB	В
Reference number 10	



This modern, partially furnished, air-conditioned family house with a garden is located on the outskirts of the village of Statenice, in a place with good civic amenities and close to bike paths and forest hiking trails.

The ground-floor **wooden building** from 2021 consists of a living room with a kitchen and access to the **terrace** and **garden**, 3 southwest-facing bedrooms, a bathroom with a shower, a second bathroom with a bathtub, a walk-in wardrobe, and an entrance hall with access to a one-car garage. Another parking space is on the property. The terrace includes a newly completed electrically controlled **bioclimatic pergola**.

All rooms are equipped with **air-conditioning**, the unit of which is practically located on the roof of the house, where it is also possible to install solar panels. Heating is provided by **underfloor heating** with an electric boiler. Combination of floating floors and tiles. The price includes all the built-in furniture, the kitchen unit with appliances, interior blinds, a stove, and selected pieces of furniture. The house is connected to an **alarm**.

**Statenice** has easy connections to Prague 6 – Dejvice (to the Bořislavka metro station), Václav Havel Airport, and prestigious **Riverside School and International School of Prague**, and there are natural areas within reach. In Statenice, there is an international kindergarten, a restaurant, and a riding school. The ruins of **Okoř** Castle are among the attractions in the area.

Usable area 152.40  $m^2$  (of which floor area 103.49  $m^2$ , garage 24.07  $m^2$  and terrace 24.84  $m^2$ ), built-up area 148  $m^2$ , garden 469  $m^2$ , plot 617  $m^2$ .

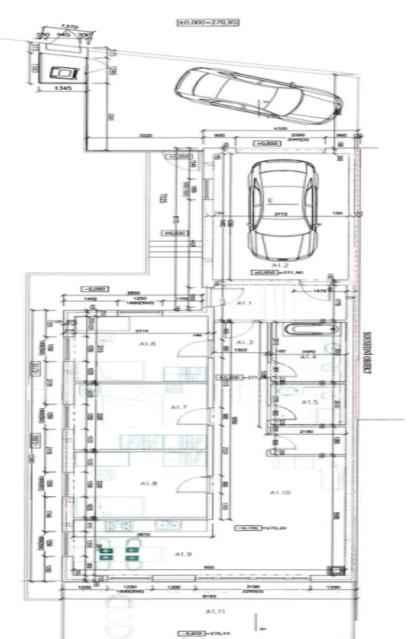
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