



House Three-bedroom (4+kk)

Sold

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





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Total area	152 m ²
Plot	617 m ²
Foot print	148 m ²
Garden	469 m ²
Floor area	103 m ²
Terrace	25 m ²
Parking	Garage and parking on the plot
Garage	24 m ²
Cellar	-
PENB	B
Reference number	104264

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 m² (of which floor area 103.49 m², garage 24.07 m² and terrace 24.84 m²), built-up area 148 m², garden 469 m², plot 617 m².



