



## House Six-bedroom (7+1)

405 m<sup>2</sup>, Praha-západ, Statenice, U Školy

Rented





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Total area	405 m <sup>2</sup>
Plot	1 219 m <sup>2</sup>
Foot print	253 m <sup>2</sup>
Garden	966 m <sup>2</sup>
Floor area	364 m <sup>2</sup>
Terrace	42 m <sup>2</sup>
Parking	Double garage.
Cellar	-
PENB	B
Reference number	40222
Available from	Immediately

This wonderful 5-bedroom 3-bathroom villa for rent is part of the **Statenický mlýn residential project** situated in a beautifully landscaped protected area with the **Únětický brook**, just 5 km from Prague, and a 10-minute drive to the airport. The project is located in the center of the village, boasting **Functionalist-style villas**, modern apartment buildings, a park with a pond, and an adjacent restaurant inside an old mill. Other amenities include a cafe, shops, a playground, and a bike path. The location offers regular bus connections to **Bořislavka metro station (15 min.)** and quick access to the **ISP and Riverside international schools**.

This freestanding two-story villa has, on the ground floor, a spacious living room with **fireplace**, fully equipped kitchen with dining area, relaxation room, hall, separate toilet, technical room, laundry/pantry, and double garage with entrance to the house. Patio on two sides of the house has a **jacuzzi bath** and is accessible from all downstairs rooms. Upstairs are **5 bedrooms** (2 with en-suite bathrooms), one more bathroom, walk-in closet and guest toilet. Bedrooms have terraces, built-in wardrobes and black-out blinds.

Oak floors, tiles, high quality French windows, audio system in each room including garden, video intercom, satellite connection, washer, dryer, Gaggenau appliances, heated marble floors in bathrooms, alarm, automatic irrigation system. Deposit for the maintenance of common areas, garden, jacuzzi and consumption of energies CZK 26,000/month. Available from September 2022.

