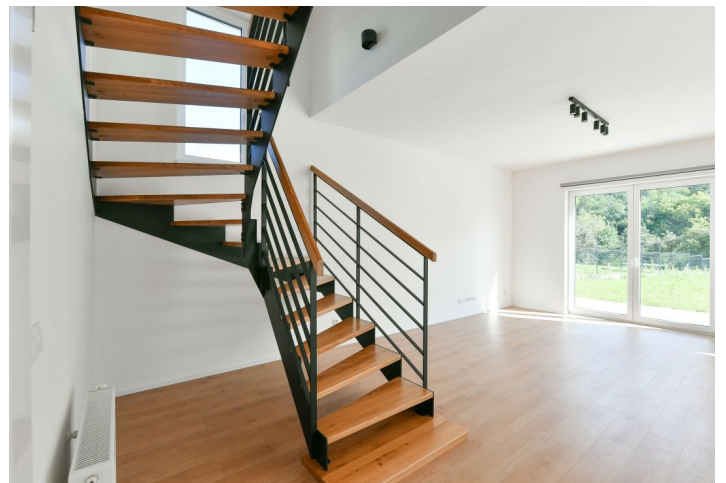




## House Four-bedroom (5+kk)

€ 625 787 | CZK 14 900 000

160 m<sup>2</sup>, Praha-západ, Statenice, U Kopanského mlýna





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Plot	607 m <sup>2</sup>
Foot print	126 m <sup>2</sup>
Garden	481 m <sup>2</sup>
Parking	Garage + 1 outdoor space
Garage	Yes
Service price	Ask for price
PENB	G
Reference number	43687

This newly built, as yet uninhabited brick family house (1/2 of a semi-detached house) with breathtaking views of the surrounding nature is part of a cozy residential complex in the midst of greenery between the municipalities of Statenice and Tuchoměřice on the northwestern edge of Prague.

On the ground floor is a living room with access to a **southeast-facing garden terrace**, a connected kitchen with a dining room, a study/guest room, a bathroom, a utility room, and a vestibule. Upstairs are 3 bedrooms and a bathroom.

The house was **approved in September 2022**. Windows are plastic with **triple glazing** and **remote-controlled exterior window blinds**, and vinyl floors are in a wood decor. The kitchen, equipped with **AEG** appliances, is custom-made. The sanitary ware is Swiss Aqua and Ideal Standard. Heating is provided by an electric boiler. The building is connected to the water supply and sewerage system; rainwater is channeled into a retention tank. Parking is in the **garage** and on an **outdoor parking lot**. The garden has a grassy lawn.

This nice area is **surrounded by forests and meadows**, with **bike paths** and **hiking trails**, in the immediate vicinity of a **riding stable** with a restaurant. In the middle of the nearby Háj Forest is the storied **Saint Juliana** statue. The **English kindergarten in Statenice**, the state school and kindergarten in Tuchoměřice, and the **prestigious ISP international school** in Prague 6 - Nebušice are all within easy reach by car. The place is also conveniently located for trips to the **airport**, which you can also reach by bus from the stop close to the house. The bus will also take you to the Bořislavka metro station and you can easily connect to the Prague Ring Road by car.

Usable area 160 m<sup>2</sup>, garden 481 m<sup>2</sup>, built-up area 126 m<sup>2</sup>, land 607 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

