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	er 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.

Sold

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**.

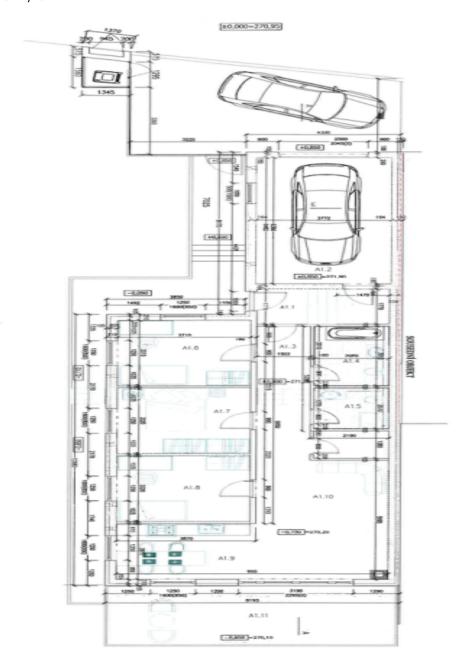
All rooms are equipped with air-conditioning, the unit of which is practically located on the roof of the house, where it is also possible to install solar panels. Heating is provided by underfloor heating with an electric boiler. Combination of floating floors and tiles. The price includes all the built-in 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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NICHAMAY:

| Val. 12 MS | Variety | Vary | Vary

