

## House Five-bedroom (6+1)

€ 3 958 | CZK 99 000

486 m<sup>2</sup>, Praha-západ, Statenice, Zelená



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Total area	486 m <sup>2</sup>
Plot	1 089 m <sup>2</sup>
Foot print	230 m <sup>2</sup>
Garden	859 m <sup>2</sup>
Floor area	364 m <sup>2</sup>
Terrace	122 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	-
Service price	Community charges and deposit for water paid separately. Utilities will be transferred to the tenant.
PENB	G
Reference number	10491
Available from	Immediately

Boasting an outdoor swimming pool and well-maintained garden, this high-standard house is situated in a unique residential project in a beautifully landscaped park-like setting in the picturesque Únětice brook biocorridor, 5 km from Prague, in an area with good civic amenities, bike paths, and hiking trails in the nearby forest. Easy access to Prague 6 (Borislavska metro station), Vaclav Havel Airport, international schools (Riverside School, International School of Prague). Statenice is home to an international kindergarten, restaurants, and riding stables.

The ground floor includes a comfortable living room with a fireplace and oversized windows leading to the terrace and garden, a spacious kitchen with a dining area, and a utility room with access to the garden, a hall, a guest toilet, a walk-in closet, an entry hall, and a garage access. The upper floor features two bedrooms with en-suite bathrooms and walk-in closets, three additional bedrooms, a family bathroom, a large walk-in closet, and a hall. Two bedrooms have access to the terrace.

Wooden floors, marble bathrooms, lots of French windows, video entry phone, american fridge, gas boiler, good quality appliances including a washer and dryer.

