



## House Three-bedroom (4+kk)

Sold

149 m<sup>2</sup>, Beroun, Koněprusy





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Plot	381 m <sup>2</sup>
Foot print	157 m <sup>2</sup>
Garden	224 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
Service price	9 000 CZK monthly
PENB	E
Reference number	100878

The rural homestead, which has been completely and sensitively reconstructed, enabling comfortable living, is set on the outskirts of a village located in the middle of the beautiful nature of the Czech Karst protected area, only a 15-minute drive from Prague and within a short driving distance of everything you need.

The main building is designed as a 3-bedroom space. On the ground floor is a living room, a kitchen with a dining area and access to the garden, a bedroom, a bathroom, an entrance hall, and a pantry. In the attic is a bedroom and a gallery used as a study with a children's corner.

During the reconstruction, **natural materials** were sensitively used: large wooden boards, exposed ceiling beams and battens, wooden windows (double-glazed panes) and doors. The **fireplace** creates a cozy atmosphere in the kitchen; heating is provided primarily by a gas boiler. Water comes from the property's own water well (40 m borehole), and it is treated with a **softener**. Waste is diverted to a sump (5 sq. m.), and the connection to the municipal water supply and sewerage system is in preparation. The house also includes a **terrace** and a **barn**, ideal for a further expansion of the house, for example, with additional rooms or a wellness area, as a summer kitchen, or for additional parking. A **cellar** (5.72 sq. m.) is under the house. The corner plot with an enclosed garden guarantees **perfect privacy**.

The homestead is part of a small peaceful village near the **Czech Karst protected landscape area**. The **Koněpruské caves**, a flooded quarry suitable for swimming, and many natural monuments are nearby. Complete civic amenities can be found in nearby Králův Dvůr and Beroun; the drive to Prague is quick thanks to the nearby access to the D5 highway.

Floor area 148.64 m<sup>2</sup> (including gallery 33.2 m<sup>2</sup>), built-up area 156.7 m<sup>2</sup>, garage 35 m<sup>2</sup>, cellar approx. 5 m<sup>2</sup>, garden 224.3 m<sup>2</sup>, plot 381 m<sup>2</sup>.

