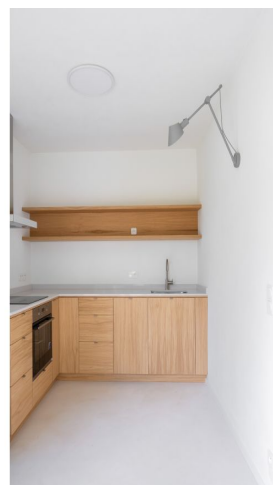




House One-bedroom (2+kk)

€ 397 454 | CZK 9 990 000

113 m², Benešov, Mezno



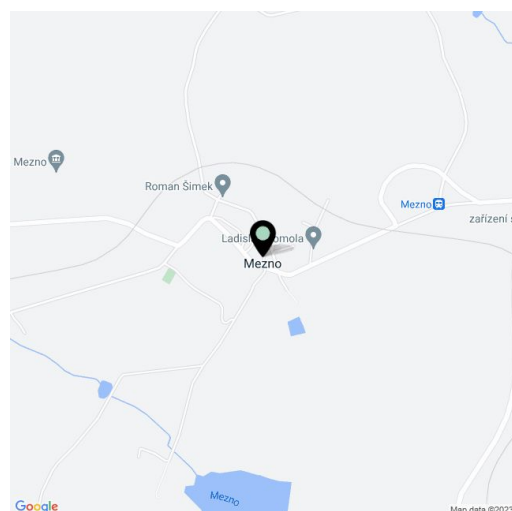


House One-bedroom (2+kk)

€ 397 454 | CZK 9 990 000

113 m², Benešov, Mezno

| | |
|------------------|----------------------|
| Total area | 113 m ² |
| Plot | 1 310 m ² |
| Foot print | 79 m ² |
| Floor area | 59 m ² |
| Terrace | 53 m ² |
| Parking | Yes |
| Cellar | - |
| PENB | G |
| Reference number | 102692 |



This elegant and timeless rural building with a large garden and soothing views of the surrounding countryside is tastefully integrated into a quiet secluded corner in the Česká Sibiř area on the border of the Central and South Bohemia regions, about a 15-minute drive from the popular Monínek ski resort.

The house was designed to be variously used as both vacation and year-round living for a small family or followers of minimalism. The layout consists of a living room with a large-format sliding portal towards a **southeast-facing terrace**, a fully equipped kitchen, 1 bedroom, an entrance hall, and an airy bathroom with a walk-in shower and toilet.

As part of the **complete reconstruction** and new extension, the house was reworked down to the **smallest detail**. The appearance of the interior and exterior was inspired by the **Nordic style**. Water distribution, modern electrical wiring, and insulated ceilings are new. The electrically heated floor is made of **wood and designer tiles**, the windows boast a pleasant menthol color. The **fireplace stove** creates a cozy atmosphere in the living room. The **extensive garden** has its own **water well** and a sump. The property also includes a private driveway and there is a preparation for the installation of a charging station for electric cars.

The surroundings provide **perfect privacy**. The town of Miličín, which is less than 5 minutes away by car, has a complete infrastructure. The drive to Prague takes around 45 minutes, which will be shortened even more after the construction of the nearest section of the **D3 highway**, which will divert traffic from the nearby main road. The surrounding area offers many tourist destinations—**Monínek, Orlík**, the Vrchotovy Janovice castle with a **beautiful park**, the historic town of Tábor, the **Chýnovské Caves**, or the **Blaník mountain natural monument**.

Usable area 112.52 m²(of which interior 59.27 m², terrace 53.25 m²), built-up area 79 m², garden 1,231 m², plot 1,310 m².

The property is approved as a family home.

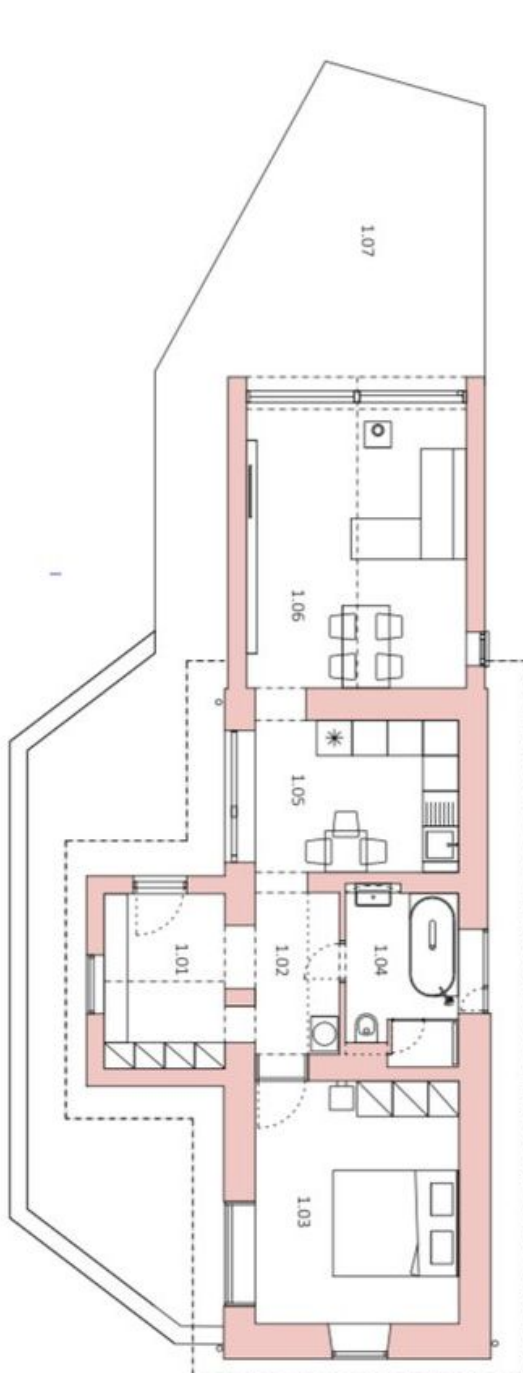


House One-bedroom (2+kk)

€ 397 454 | CZK 9 990 000

113 m², Benešov, Mezno

| C.M | MÍSTNOST | M ² |
|------|---------------|----------------|
| 1.01 | ZADVĚŘÍ | 6,10 |
| 1.02 | CHODBA | 3,82 |
| 1.03 | LOŽNICE | 14,79 |
| 1.04 | KOUPELNA | 6,09 |
| 1.05 | KUCHYŇ | 9,80 |
| 1.06 | OBÝVAČÍ POKOJ | 18,67 |
| 1.07 | 53,25 | |
| | CELKEM | 112,52 |



PŮDORŇS



House One-bedroom (2+kk)

€ 397 454 | CZK 9 990 000

113 m², Benešov, Mezno

