



## House One-bedroom (2+kk)

€ 396 507 | CZK 9 990 000

113 m<sup>2</sup>, Benešov, Mezno



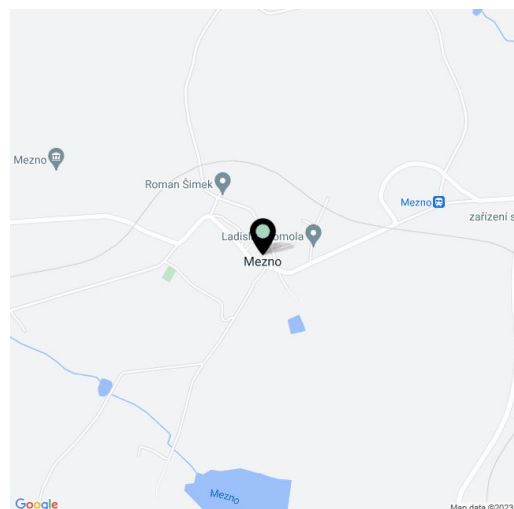


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Usable area	113 m <sup>2</sup>
Plot	1 310 m <sup>2</sup>
Foot print	79 m <sup>2</sup>
Floor area	59 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	102692



**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 m<sup>2</sup>(of which interior 59.27 m<sup>2</sup>, terrace 53.25 m<sup>2</sup>), built-up area 79 m<sup>2</sup>, garden 1,231 m<sup>2</sup>, plot 1,310 m<sup>2</sup>.

The property is approved as a family home.



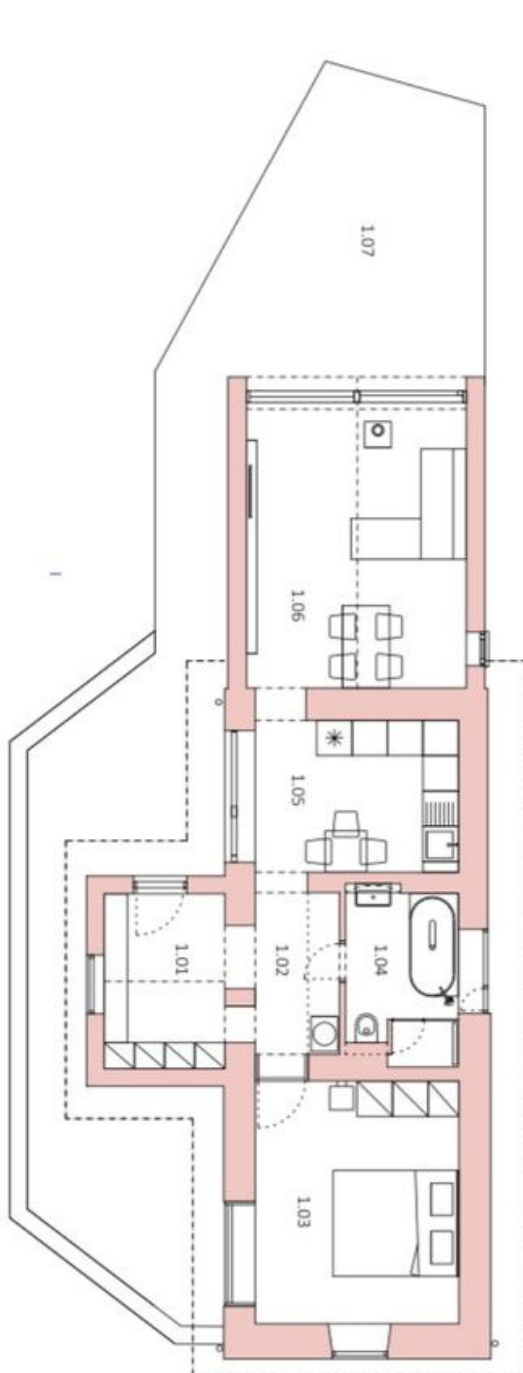


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C.M	MÍSTNOST	M <sup>2</sup>
1.01	ZADVĚŘÍ	6,10
1.02	CHODBA	3,82
1.03	LOŽNICE	14,79
1.04	KOUPELNA	6,09
1.05	KUCHYNĚ	9,80
1.06	OBÝVACÍ POKOJ	18,67
1.07	53,25	
	CELKEM	112,52



PŮDORŮVY



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