



## House Four-bedroom (5+1)

€ 631 078 | CZK 15 900 000

252 m<sup>2</sup>, Teplice, Bořislav





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Usable area	252 m <sup>2</sup>
Plot	2 562 m <sup>2</sup>
Foot print	553 m <sup>2</sup>
Garden	2 009 m <sup>2</sup>
Floor area	186 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	Double garage and parking on the plot under a shelter
Garage	48 m <sup>2</sup>
Cellar	Yes
PENB	C
Reference number	102875

**This family house has impressively combined an original building from the beginning of the 20th century with a modern extension copying the terrain of a large garden. It stands in a small village in the middle of the České Středohoří PLA, near Milešovka Mountain.**

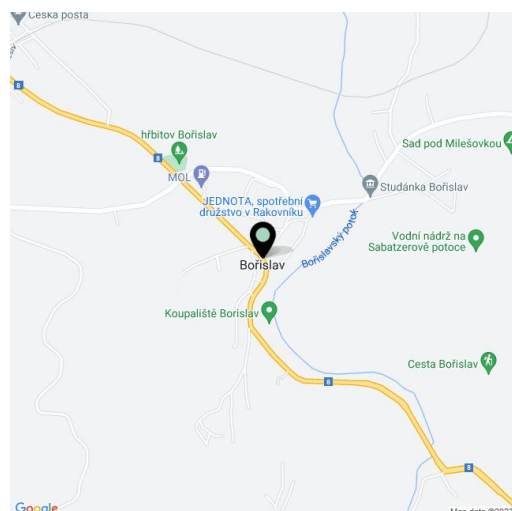
The area of the house has a 4-bedroom layout. On the ground floor is an entrance hall, a spacious dining room with a separate kitchen and access to **two terraces**, a bathroom, and a separate toilet, and a **new extension**, which has expanded the space with a living room, a bedroom with a **dressing room** and a bathroom, and a utility room. In the attic of the original building are 2 bedrooms and a small work area. The house has a **basement** with a sauna and a rest room. A **storage room for garden tools** is located under the terrace. Convenience is further enhanced by **ample space for parking** in a separate **double garage** and in **other spaces** under a **shelter**.

The original house from 1910 was completely renovated in 2014 with a new extension designed by a **renowned architectural studio** and is in **excellent technical condition**. The living room is decorated with a **wood-burning fireplace** and **pressed bamboo cladding**. The kitchen in a dark matte finish is equipped with Bosch appliances. The interplay of **light and dark colors** can be seen throughout the interior. The floor, which is white in the original building, is black in the extension. Heating is provided by 2 gas boilers and **underfloor heating** on the ground floor. The extension is covered with durable and **resistant Cembit Zenit facade cladding panels in Erebus color**, along which a **wooden terraced walkway** connects the two buildings from the outside. Heating, gates, and the garage can be **controlled remotely via an app**. The house is secured by a **camera system** and an alarm. The offer also includes a **photovoltaic project (10 kW)**.

The village is **surrounded by forests and an agricultural countryside**; **Milešovka**, the highest peak of the České Středohoří range, is about 5 km away. The surroundings offer **many possibilities for day trips**. Hiking and biking routes lead through the beautiful countryside. Complete civic amenities are located in the district town of **Teplice**, which is 15 minutes away by car, and Bořislav has direct bus and train connections with this spa town. You can quickly connect to the **D8 highway**, ensuring that Prague is approx. 40 minutes away by car.

Usable area 252.08 m<sup>2</sup>, of which terrace 18.5 m<sup>2</sup> and garage 48 m<sup>2</sup>, built-up area 553 m<sup>2</sup>, garden 2,009 m<sup>2</sup>, plot 2,562 m<sup>2</sup>.

It is possible to **purchase an adjacent plot of 1,278 m<sup>2</sup>** to the property, thus expanding the area of the plot to a **total of 3,840 m<sup>2</sup>**.





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