



House Four-bedroom (5+kk)

€ 1 349 474 | CZK 34 000 000

206 m², Beroun, Vysoký Újezd, Za Hospodou





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Plot	1 297 m²
Foot print	180 m²
Garden	1 117 m²
Parking	Carport on the plot
Cellar	-
PENB	G
Reference number	104556

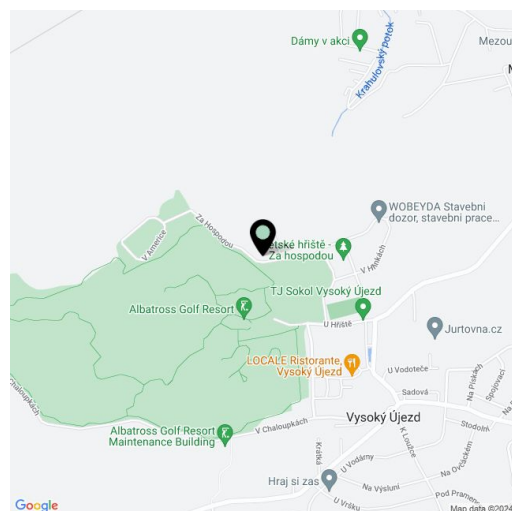
This modern two-story house, where quality meets completely natural materials, is surrounded by a carefully maintained garden right next to a famous golf resort a short distance from Prague. The wooden construction emphasizes the play of light, open space, and plenty of air, creating an incredibly pleasant atmosphere.

The layout consists of a living room with a kitchen and dining area, a study/guest bedroom, a spacious foyer with a staircase, and a toilet. Adjoining the living room is a **large southwest-facing winter garden** with access to the outside. Upstairs is a master bedroom with a **terrace**, an en-suite bathroom (with a **stand-alone bath** and shower) and a built-in wardrobe. The first floor includes 2 more bedrooms, a bathroom (shower, toilet, bidet, built-in wardrobe, designer heated towel rail), and a **walk-in wardrobe**.

The equipment was carefully selected from **the best, mainly Austrian suppliers**. **Admonter** heated wooden floors made of brushed matte waxed oak provide a warm feeling in the bedrooms and the ground floor has heated tiles for better maintenance. The wood-aluminum windows with triple-glazing are shielded by exterior blinds and most of the doors are all-glass. The kitchen by the renowned **Poggenpohl** brand is equipped with **Miele** appliances. The chairs by the handmade wooden dining table or armchair by the **fireplace** are cozy places to rest. Upon agreement, it is possible to keep all the interior equipment in the house, including designer solitaires or original light fixtures. The house is surrounded by a garden with automatic irrigation, from where you can directly watch the action on the golf course. A carport, a garden house, and a **guest house with its own bathroom** are part of the property and you can also freshen up under the **outdoor shower**.

The house is part of a new residential area, where shops, restaurants, and other services are gradually being added. This very quiet location 15 minutes away by car from Prague offers mainly golfing experiences: the famous **Albatross** resort, which meets EGA standards and also hosts international tournaments, is right next to the house. There are basic civic amenities in the area (for example, a post office, a restaurant, a kindergarten, and an elementary school). The ride by suburban bus to the **Zličín metro station (line B)** takes less than half an hour, the exit to the D5 highway is 3 minutes away by car.

Interior 205.67 m², floor area 180 m², garden 1,117 m², plot 1,297 m².

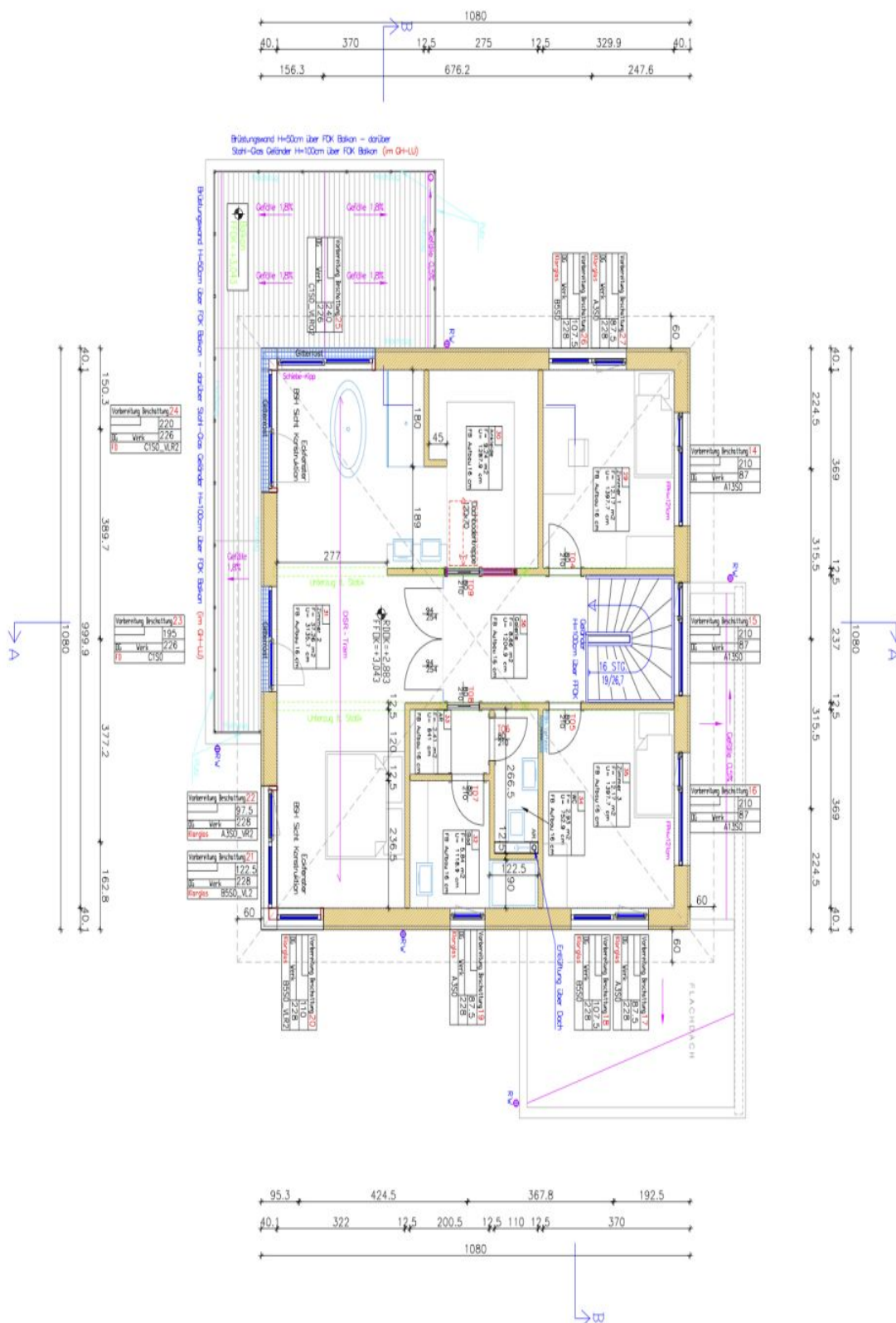




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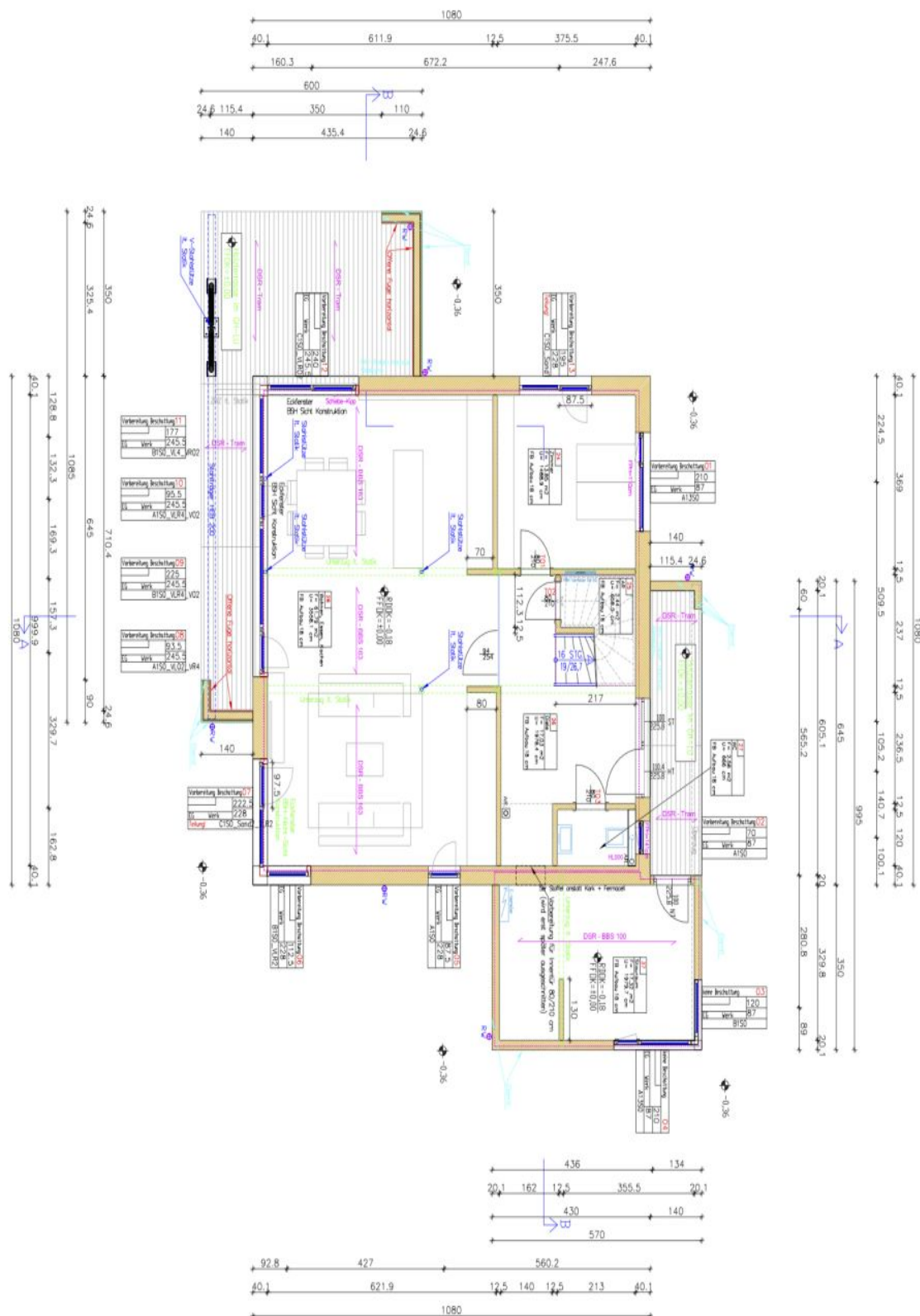




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