



## House Three-bedroom (4+kk)

Sold

173 m<sup>2</sup>, Beroun, Bubovice, Ke Kapli





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Usable area	173 m <sup>2</sup>
Plot	607 m <sup>2</sup>
Foot print	163 m <sup>2</sup>
Garden	444 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	32953

This newly built spacious wooden house with a sunny garden stands in a quiet location on the outskirts of a village in close vicinity to the Bohemian Karst. The beautiful surrounding countryside, public amenities in close proximity, and good access to Prague make it an ideal family home.

The ground floor consists of a bright, **40-meter living space** with access to the **southeast-facing garden terrace** and a kitchen with access to the terrace, an entrance hall, a walk-in closet, and a guest toilet. Upstairs, there is a master bedroom with an en-suite bathroom (a large shower), and a private balcony, a shared bathroom (bath, sink, toilet, connection for a washing machine and dryer), and 2 more bedrooms, 1 of which has a **balcony with impressive views of the remains of a chapel**. There is space for a walk-in closet next to the master bedroom, which you can easily turn into a separate room, such as a study.

There are many practical storage spaces in the house. The kitchen is fully equipped with quality appliances (**American fridge, zone-free induction cooktop**, dishwasher, oven, sink for rinsing fruit and vegetables, and a double sink for dishes). Windows are plastic; vinyl and large format-tile heated floors, solid wood staircase. Parking is in a **garage** with direct access to the house and on 2 outdoor spaces on the paved area in front of the house.

There are 2 restaurants, a chapel, and a playground in the nicely landscaped village. Other civic amenities, including a kindergarten and elementary school, are in the neighboring village of **Loděnice**. The place is a starting point for tours to many surrounding natural sights, such as the former **Great America Quarry** known as the Czech Grand Canyon. Via a hiking trail, you can reach the magical and legendary village of **Svatý Jan pod Skalou**. **Karlštejn** or **two 18-hole golf courses** are nearby. Thanks to the location's fast access to the D5 highway, the journey to the nearest metro station (Zličín with P+R parking) takes only 15 minutes.

Interior 170 m<sup>2</sup>, built-up area 163 m<sup>2</sup>, garden 444 m<sup>2</sup>, plot 607 m<sup>2</sup>.

