



## House Five-bedroom (6+1)

Sold

209 m<sup>2</sup>, Benešov, Jarkovice





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Plot	913 m <sup>2</sup>
Foot print	440 m <sup>2</sup>
Garden	473 m <sup>2</sup>
Parking	Garage and parking on the plot for 4 vehicles
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36947

This family house with a swimming pool originally built in 1899 as a school founded by Ferdinand d'Este has been adapted to current housing standards and is located in the small village of Jarkovice, 2 km from Konopiště Castle, 5 km from Benešov, 3 km to the Konopiště Golf Course and 5 km from the Bystřice private airport.

The layout of the house offers, on the ground floor, a **kitchen**, a **living room with French windows**, a **stone fireplace**, and access to the terrace and garden with old apple trees and currant bushes. Furthermore, there are 2 bedrooms, a bathroom, a guest toilet, a utility room, and a small cellar. Three bedrooms and a bathroom are in the attic.

The ground floor of the house boasts **above-standard high ceilings (3.7 m)**, which add elegance and brightness to the entire space. The perimeter walls of the house are 67 cm thick, so it maintains a comfortable temperature even in the summer and at the same time retains heat well in the winter. Facilities include large **casement windows** modeled after the original windows, a **heated swimming pool with saltwater** with a remote-controlled **slatted roof** and a counter-current system, an outdoor shower, floating floors with underfloor heating on the ground floor, **air-conditioning** in the attic, a **fully equipped kitchen**, electric boiler, its own water well with a water purifier, and a large septic tank.

The house was completely reconstructed and renovated in 1993-1994 and the work included undercutting walls, a drainage system, floor insulation, the replacement of electrical wiring and water distribution mains, the facades were renovated, roofs, gutters, and windows were replaced, the garages were extended, new bathrooms, a water purifier for the whole house was installed, and the water well was reconstructed. A remote-controlled garage and parking for 4 cars was built in front of the house on its own land. The house has been continuously maintained and repaired, and in August 2021 the submersible pump in the well and the standing pressure vessel were replaced.

It is located **45 minutes away from Prague** by car and is ideal for weekends or permanent living close to nature. Not far from the house is a pond, and the **Konopiště Castle Park** can be reached in about 15 minutes by walking along the pond and the stream. Civic amenities can be found in the surrounding villages and in neighboring Benešov.

Interior 209 m<sup>2</sup>, built-up area 440 m<sup>2</sup>, garden 473 m<sup>2</sup>, land 913 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

