



## House Four-bedroom (5+kk)

€ 2 098 741 | CZK 52 500 000

450 m<sup>2</sup>, Beroun, Vysoký Újezd, Za Hospodou





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Total area	450 m <sup>2</sup>
Plot	1 401 m <sup>2</sup>
Foot print	341 m <sup>2</sup>
Floor area	350 m <sup>2</sup>
Terrace	100 m <sup>2</sup>
Parking	Garage, more parking options on the plot
Garage	Yes
Cellar	-
PENB	B
Reference number	43333

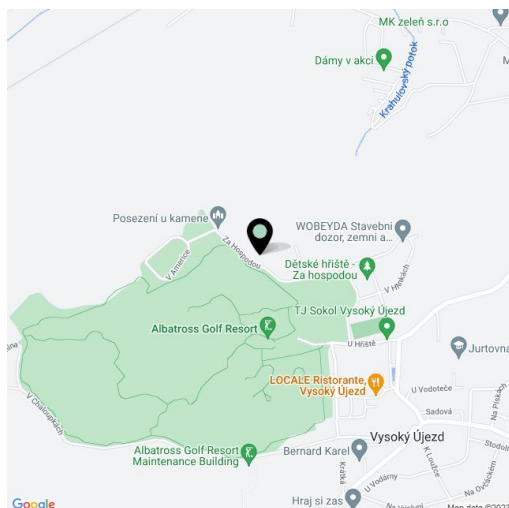
**Fully furnished, energy-efficient wooden building with unobstructed views of a golf course and the distant surroundings located in a quiet part of the dynamically developing village of Vysoký Újezd, on the outskirts of Prague, in the beautiful landscape between the Český Karst and Křivoklátsko PLAs.**

The ground floor consists of an open plan living space with a kitchen, large windows, and access to a **covered garden terrace**, a study/guest room, a **large pantry**, a separate toilet, an entrance hall, and a staircase. Upstairs is a master bedroom with a **walk-in wardrobe** and an **airy bathroom** (freestanding bathtub, shower, 2 sinks, toilet, bidet), another 2 bedrooms, a bathroom, (shower, toilet, bidet, sink), and a gallery. Two bedrooms lead to the **terrace**. There is a **separate garage** and a **clubhouse** with a kitchen and toilet on the plot.

The house, approved in 2023, was built with a **unique Austrian Griffner** sandwich structure insulated with **diffusion cork**. High-quality facilities include **Admonter brushed oak floors**, wood-aluminum doors, and triple-glazed windows from the premium **Katzbeck** manufacturer, electric exterior blinds with central Climacs control, **Schmalenbach dressing room** equipment, and **Grohe** sanitary ware. The **Poggenpohl** kitchen has a **quartzite stone worktop** and **Gaggenau** appliances. The interior is cozy with handmade furniture, Indian carpets, and designer lamps (by Paul Neuhaus, Fritz Hansen, Diezel), **Joop and Snell** furniture in the living room, and a **Dieter Knoll** bed in the bedroom. The underfloor heating is connected to an **air-water heat pump**. **Photovoltaics** (10 kW) is implemented - especially for the house and garage for recharging electric cars. There are 2 rainwater retention tanks for irrigating the garden, and the plot has an aluminum fence and gate.

**A pleasantly quiet place** right next to an **18-hole golf course**. The club restaurant is only a few steps away. **The beautiful surroundings** offer many routes for walking and bike trips. There is a kindergarten and elementary school and a grocery store in the village, and thanks to a new development, shops, restaurants, and other services are gradually increasing. The distance from Prague and the airport is excellent, the ride by suburban bus to the Zličín metro station (line B) takes less than half an hour. The entrance ramp to the D5 highway is 3 minutes away by car.

Usable area 449.9 m<sup>2</sup>, of which terraces and balconies 100 m<sup>2</sup>, built-up area 420 m<sup>2</sup>, garden 981 m<sup>2</sup>, plot 1,401 m<sup>2</sup>.



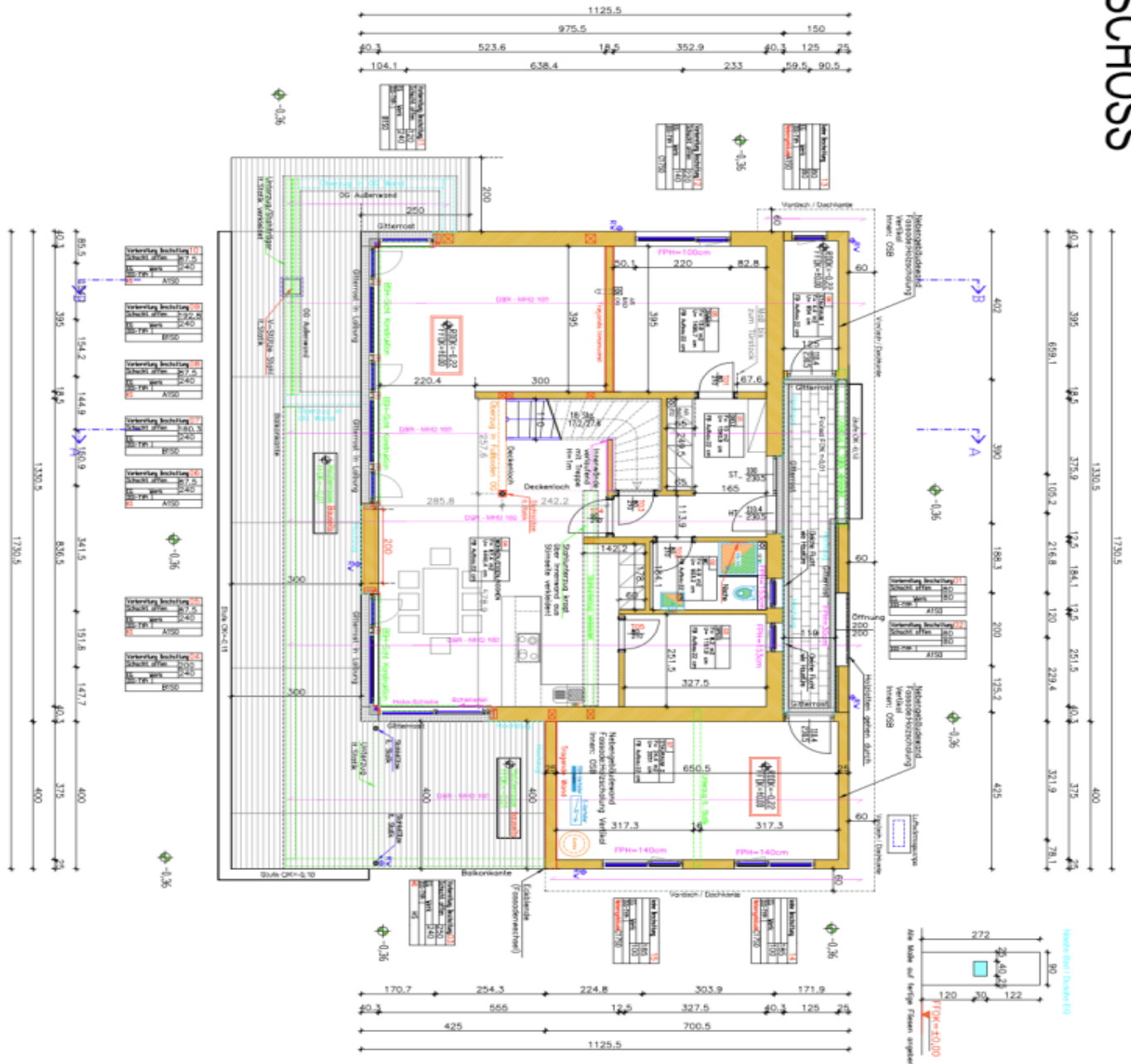


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## ERDGESCHOSS





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## OBERGESCHOSS

