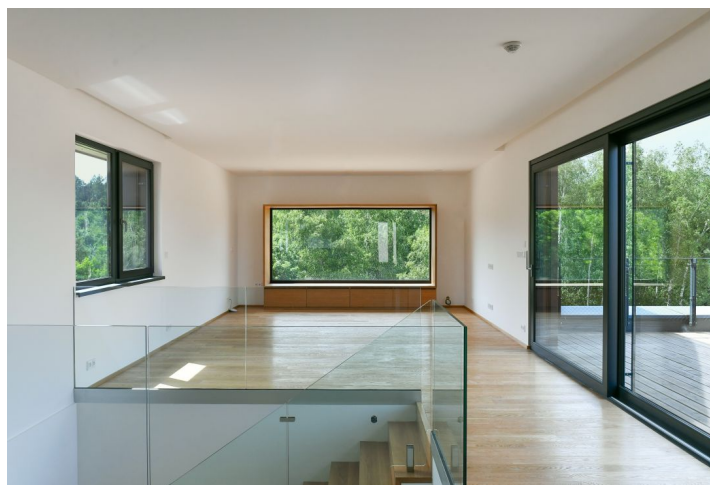
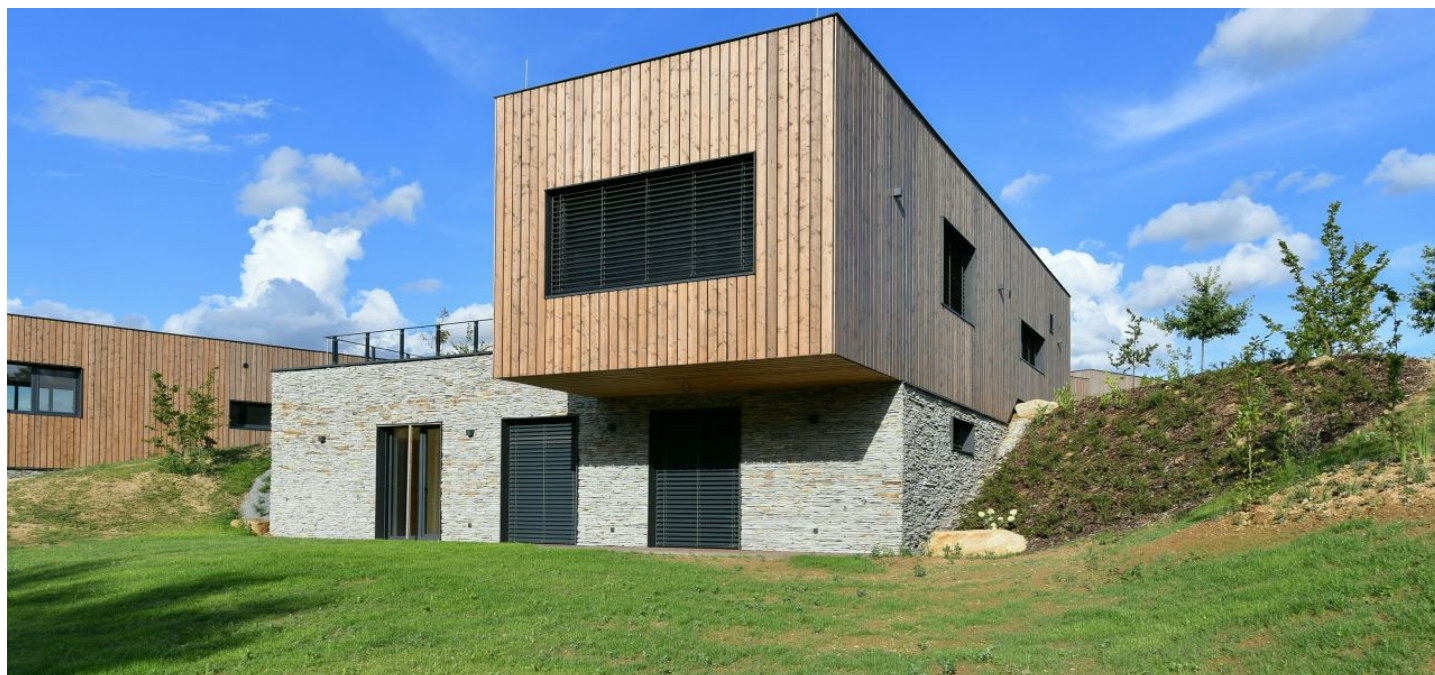




House Three-bedroom (4+kk)

€ 805 342 | CZK 19 900 000

172 m², Kutná Hora, Kácov





House Three-bedroom (4+kk)

€ 805 342 | CZK 19 900 000

172 m², Kutná Hora, Kácov

Usable area	172 m²
Plot	1 312 m²
Foot print	151 m²
Floor area	148 m²
Terrace	24 m²
Parking	Two parking spaces on the plot
Cellar	-
Service price	3 778 CZK monthly
PENB	B
Reference number	100448

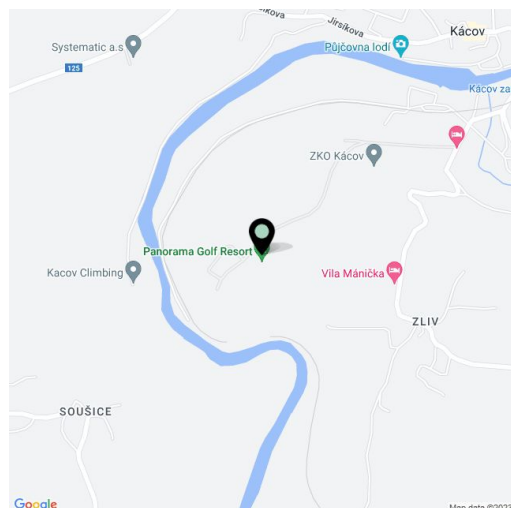
This new-build passive villa, created by a renowned architect with regard not only to the environment, but also to the maximum comfort of its residents, is part of a golf resort near the historic town of Kácov in the beautiful Posázava countryside, about a 35-minute drive from the outskirts of Prague.

On the entrance floor, there is a fifty-meter open space with a living room, kitchen, and dining room, a separate toilet, a utility room, and an entrance hall. The living room is connected to the **terrace** by a **sliding glass portal**. On the lower floor is a master bedroom with an en-suite bathroom, 2 additional bedrooms, and a central bathroom.

The lower part of the villa is reinforced concrete and the upper part has a **ventilated wooden facade**. In combination with the extensive green roof, the building is very energy efficient. Advanced Stiebel Eltron technology ensures heating, cooling, air recovery, and hot water. Facilities also include French windows with plastic frames, **insulated triple-glazing** and remote-controlled **aluminum blinds**, wooden floating floors, high-quality sanitary ware by **Ideal Standard, Kaldewei, Hansgrohe, or Hüppe**, as well as an automatic garden irrigation system. The house has **2 outdoor parking spaces**, and the owners have the opportunity to use **the hotel and golf course**.

In the immediate vicinity of the residential project is a **27-hole golf course** and nearby is a restaurant and a multifunctional sports ground with tennis and beach volleyball courts. In the village of Kácov is a kindergarten and elementary school, medical services, a post office, a grocery store and other shops, a restaurant, and a **famous brewery**. Transport connections with the surrounding cities are provided by trains and buses, and by car you can connect to the D1 highway in no time.

Usable area 172 m² (of which floor area 148.1 m², terrace 24 m²), built-up area 151.4 m², garden 1,160.6 m², plot 1,312 m².





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