



House Nineteen-bedroom (20+kk)

€ 378 389 | CZK 9 350 000

530 m², Kladno, Vinařice





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Plot	3 795 m²
Garden	1 733 m²
Parking	-
Cellar	-
Reference number	101545

This large farmstead from the middle of the 19th century with an adjacent large garden is located less than half an hour's drive from the outskirts of Prague, in the small village of Vinařice near Beroun, surrounded by the beautiful landscape of the Bohemian Karst. The farmhouse with preserved original craftsmanship elements provides perfect privacy and the possibility of variable use.

The main building (approx. 300 m²) consists of an entrance hall, **4 separate rooms, and a former barn**. The ground floor space with a **high roof** (approx. 240 m²) allows for the construction of additional living rooms. In the second **Art Nouveau structure** from the **beginning of the 20th century** (approx. 230 m²), there is a 2-bedroom apartment (approx. 70 m²).

The buildings have massive **stone perimeter masonry** with an internal brick lining that flows into impressive intact vaults in all rooms. The living room is decorated with a very well-preserved **painted vaulted ceiling**, and in the entrance hall is a **historic bread oven**. The property is connected to electricity, gas, municipal water supply, and sewerage. There is also a private **water well** and a spacious sump. The large areas of the roofs of the main building and the barn **facing south** enable the **efficient placement of photovoltaic panels** with the possibility of achieving **energy self-sufficiency**. The large garden (1,733 sq. m.) **resembles a park**, the dominant feature of which is a **bushy willow tree** standing in the middle. Part of the farm are shacks and 2 barns; from the third barn only the stone perimeter walls with a **wide passage to the garden** are preserved, and it has an original **vaulted stone cellar**.

The wineries are located in an **attractive, frequented location in the Český Karst protected area**. From the surrounding hills, towards the northeast, there is an impressive view of the nearby **Karlštejn Castle**; towards the south, the **Brdy Mountains** can be glimpsed, and the famous Koněpruské Caves are nearby. The driving distance to the center of Beroun, with complete civic amenities, is 12 km, and the western edge of Prague and the access to the Prague Ring Road is only 30 km away.

Usable area approx. 530 m², garden 1,733 m², land 3,795 m².

