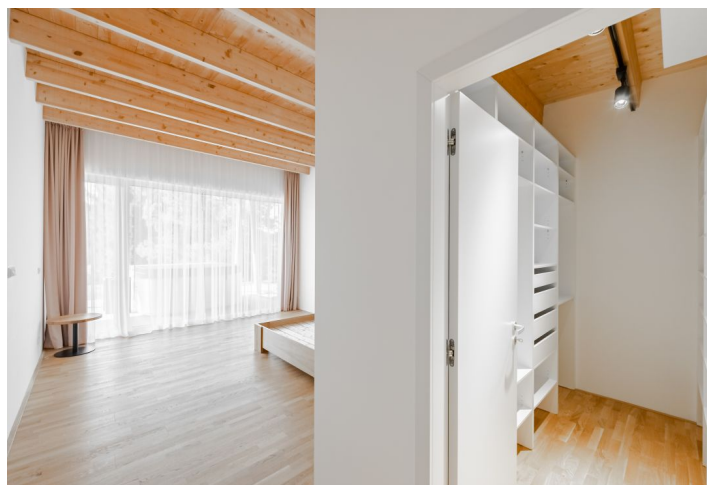
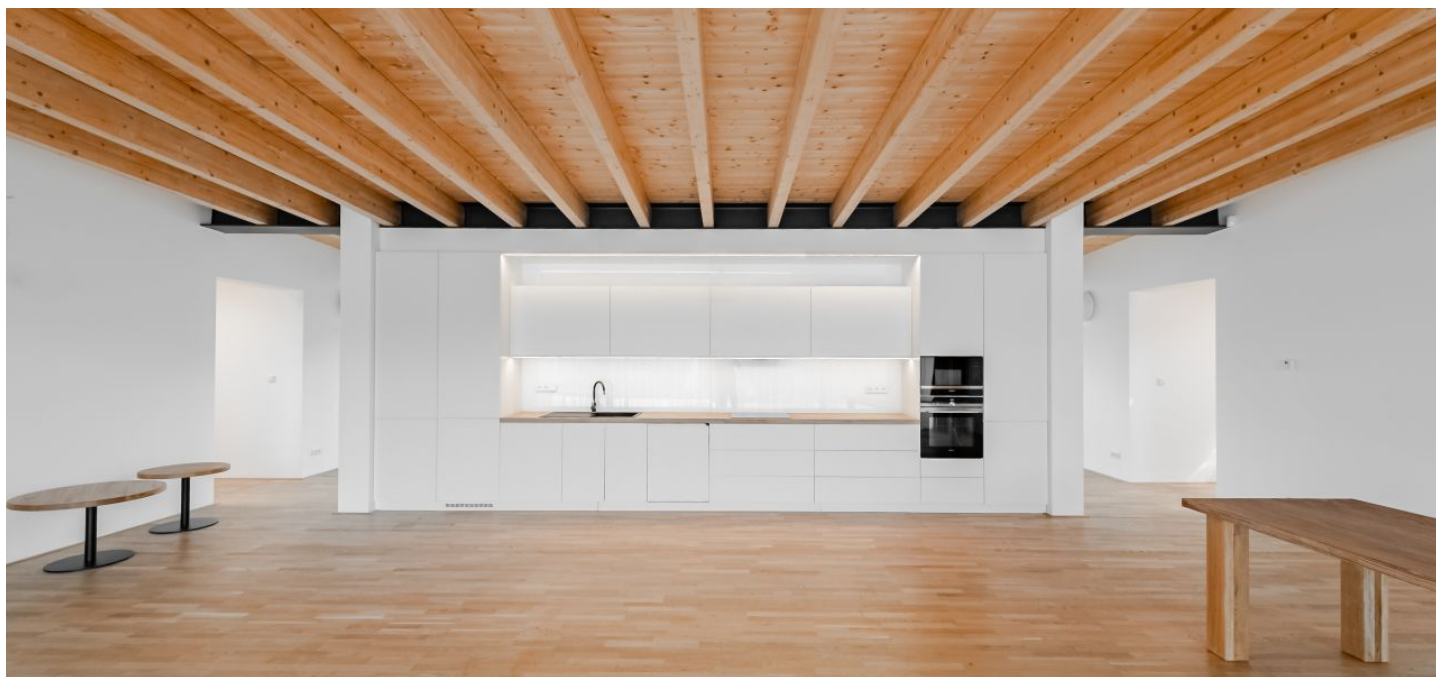




## House Four-bedroom (5+kk)

€ 2 867 | CZK 72 500

493 m<sup>2</sup>, Benešov, Mrač





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Total area	493 m <sup>2</sup>
Plot	3 039 m <sup>2</sup>
Foot print	394 m <sup>2</sup>
Garden	2 645 m <sup>2</sup>
Floor area	338 m <sup>2</sup>
Terrace	155 m <sup>2</sup>
Parking	Parking for four cars on the plot.
Cellar	-
Service price	Utilities approx. CZK 10,000/month.
PENB	G
Reference number	100514
Available from	01.01.2025

This brand-new one-story freestanding partially furnished home in the midst of nature includes 2 separate living areas, a spacious lounge, and a large south-facing terrace.

Surrounded by an extensive grassy plot with mature trees, the house is located on the outskirts of the village Mrač (5 km from Benešov, 45 km from Prague) and connects to fields and forests with several solitary recreational buildings. The village is easily accessible by bus and train.

The heart of the home features a central living room with a fully fitted open plan kitchen and sliding floor-to-ceiling triple-glazed windows. These allow the living space to be opened and connected to a partially covered south-facing wooden terrace accessible from all other rooms. The layout includes 2 mirror-identical wings with quiet living areas consisting of 2 bedrooms with dressing rooms, separate bathrooms, toilets, and storage, with access from the hallway which connects both residential areas and the central space, the vestibule, and the main entrance at the back of the home.

The living space is located in a simple single-story block with a flat roof. Its wooden construction with steel load-bearing elements is reflected throughout in the interior beam ceilings. The single-story house is partially set on a slightly sloping terrain. The pleasant feeling of living in nature is underscored by the front facade and the rear entrance part of the house with glazed areas. They offer maximum daylight, views of the greenery, and direct access to the exterior. There is a fireplace in the living room and underfloor heating in hardwood three-layer or ceramic floors provided by an air-to-water heat pump, a private well, and a sump for wastewater. At the entrance of the plot is a paved area with parking for 4 vehicles. From there, a garden walkway leads to the main entrance to the house through a covered terrace in the back of the building. The house is offered partially furnished.

