



## House Seven-bedroom (8+kk)

Ask for price

1 667 m<sup>2</sup>, Litoměřice, Kostelec nad Ohří





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Plot	88 155 m <sup>2</sup>
Foot print	1 816 m <sup>2</sup>
Garden	86 339 m <sup>2</sup>
Parking	4 garage spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101410

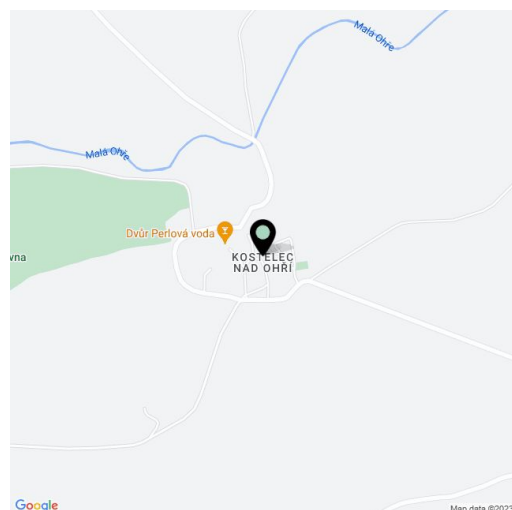
**Perfect privacy, complete silence, clean air, incredible views, and first-class comforts are provided by this private family residence located in the beautiful landscape of the Bohemian Central Highlands. The luxury modern estate consists of a generously and tastefully conceived single-story villa with a green roof, a wine cellar, tennis court, stable, and a heliport with a hangar, all surrounded by private meadows, pastures, and vineyards set on a southern slope.**

The villa provides full comforts and enough space for a **large family**. In addition to 5 bedrooms, 4 bathrooms, 4 walk-in closets, and a living area with a professional kitchen, there is also a **spacious gym and large indoor pool**. All rooms can be connected to one of the **five garden terraces** through sliding glass walls.

The villa, designed by a **renowned architectural studio**, was completed in 2019. The interior, made of **luxurious natural materials** in muted colors, enlivens the **breathtaking views** that change continuously with the time of day or season. All windows can be shaded with curtains and exterior blinds. The house is equipped with an **Orange controls intelligent household system**, **Miele** kitchen appliances or rebateless doors with an above-standard height. On one terrace, there is an **outdoor kitchen with a grill**; on another is a built-in hot tub. On the plot is a **caretaker's house, tennis court, wine cellar** with the possibility of producing wine from its **own vineyard**, as well as a **stable** and a **heliport with a hangar**.

The elevated position makes it possible to have the entire **Central Bohemian Highlands in the palm of your hand**; on one side of the horizon rises the dominant Říp Mountain, and on the other **the ruins of Hazmburk Castle**. The land extends to the **Dolní Poohří nature park**. The city of Libochovice offers the nearest civic amenities, but Prague is also easily accessible, less than an hour's drive away on the D8 highway.

Usable area 1,667 m<sup>2</sup>, built-up area 1,816 m<sup>2</sup> (main house 1,104 m<sup>2</sup>, caretaker's house 159 m<sup>2</sup>, stable + hangar 553 m<sup>2</sup>), garden 86,339 m<sup>2</sup>, land total 88,155 m<sup>2</sup>.

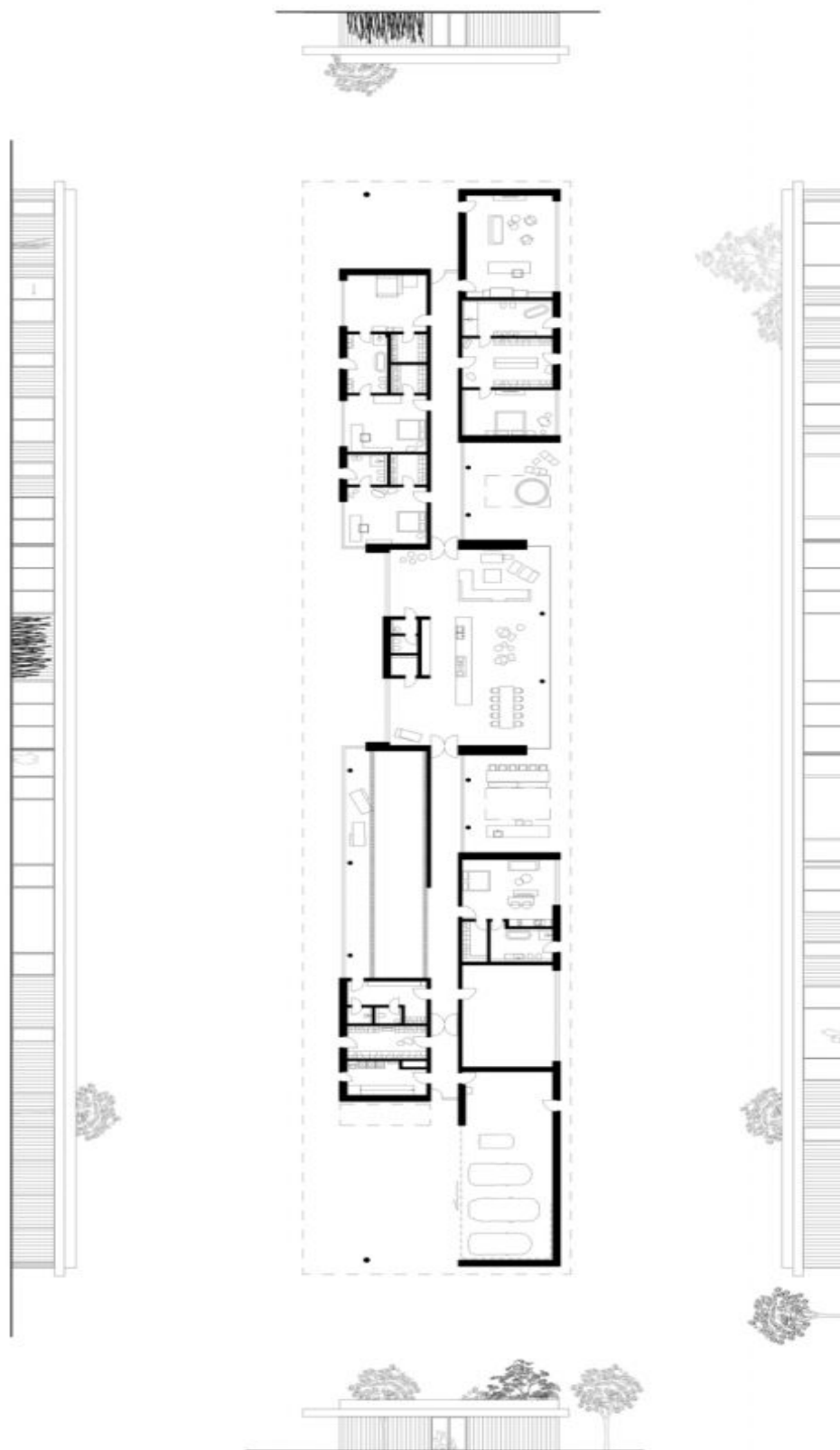




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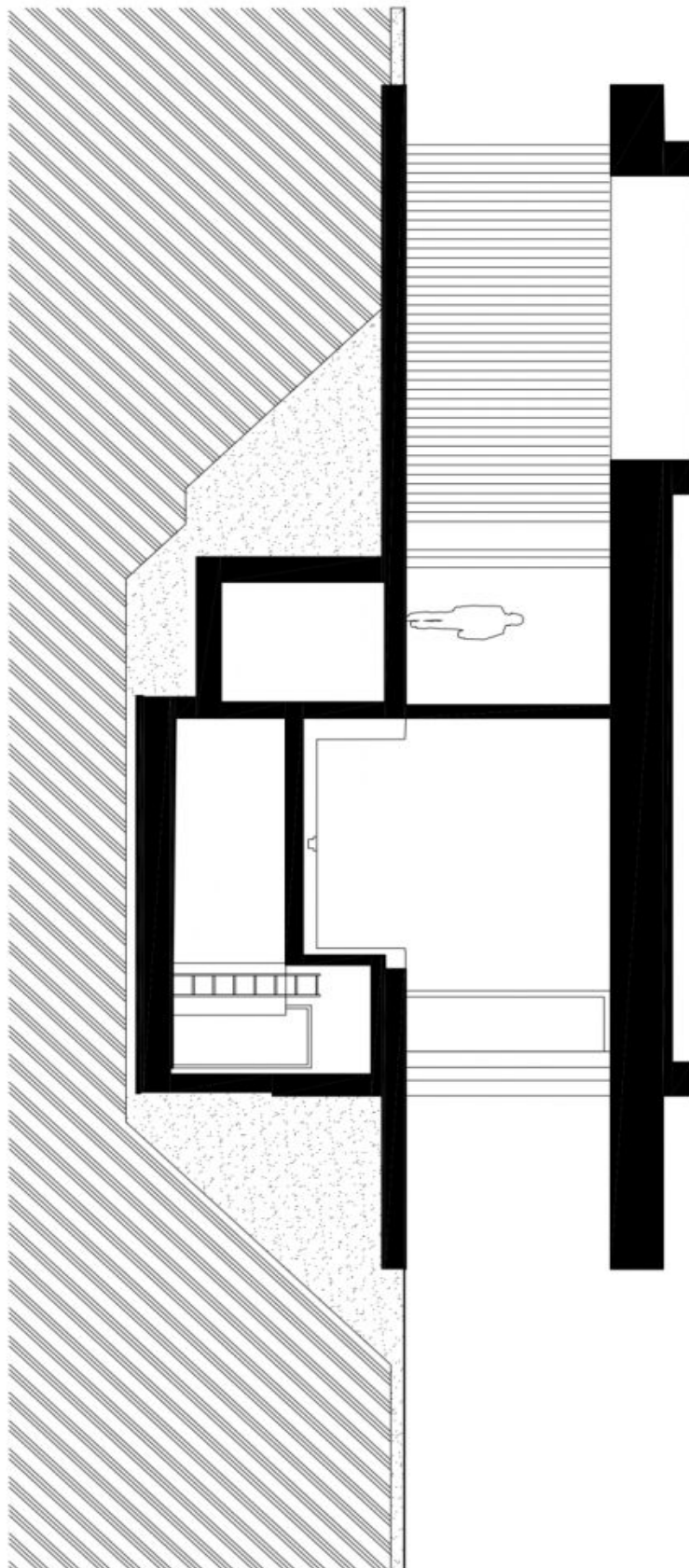




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