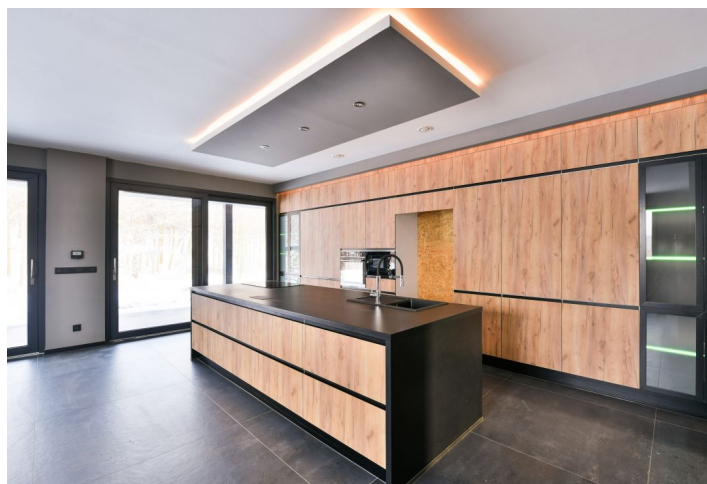




## House Four-bedroom (5+kk)

€ 733 799 | CZK 18 400 000

265 m<sup>2</sup>, Kladno, Velká Dobrá, Karlovarská





## House Four-bedroom (5+kk)

€ 733 799 | CZK 18 400 000

265 m², Kladno, Velká Dobrá, Karlovarská

Plot	1997 m²
Foot print	332 m²
Garden	1084 m²
Parking	Parking for 2 cars in a garage
Garage	Yes
Cellar	-
PENB	A
Reference number	102149

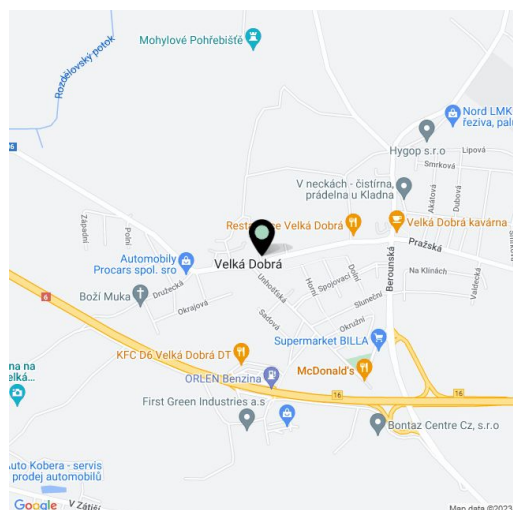
**This recently approved, passive barrier-free family house with a preparation for a swimming pool stands on a large southwest-facing plot right next to a forest in the village of Velká Dobrá on the outskirts of Kladno, just a few minutes' drive from Prague.**

The practical layout, encompassing **only one level**, provides an over **50-meter living room** with an **adjacent terrace**, a master bedroom with a **large walk-in wardrobe** and access to the **terrace**, 2 other bedrooms, a study, a bathroom (large bathtub and shower, toilet, bidet), a spacious hall, a separate toilet, and a utility room with a door to the garage.

The barrier-free brick house with a steel structure that is **excellently insulated against noise and moisture** was approved at the beginning of 2023. A **Sinclair Yukon heat pump**, plastic windows with **insulating triple glazing** together with a **Jablotron Futura L recuperation** (also providing cooling) and the use of **rainwater** for flushing and watering contribute to **very low energy costs**. In addition, there is a **preparation for photovoltaic panels**. There is electric **underfloor heating** throughout the house with the possibility of central switching off, as well as a **fireplace stove** on pellets in the living room and in the bathroom on an **infrared panel**. Facilities include large-format **Italian tiles**, a custom-made kitchen with a large central island, windows with **exterior blinds** and insect nets, and a preparation for an electric car charger or a swimming pool with lighting. Water heating is handled by a boiler. Parking in the **double garage**, providing enough space for the workshop as well.

**A quiet village** with a kindergarten and elementary school, a grocery store, and a restaurant is located near the entrance to the D6 highway, via which you can reach Prague in literally no time. The village also has an excellent connection with the city by suburban buses. Nearby is the **Džbán nature park** or the **Křivoklátsko protected area**, as well as **tennis courts**, **bike paths**, an **inline track**, or the vast **Sletišť Kladno sports complex**.

Total area 265 m², built-up area 332 m², garden 1,084 m², plot 581 m², plot 1,416 m²+ share of common plot of 581 m².

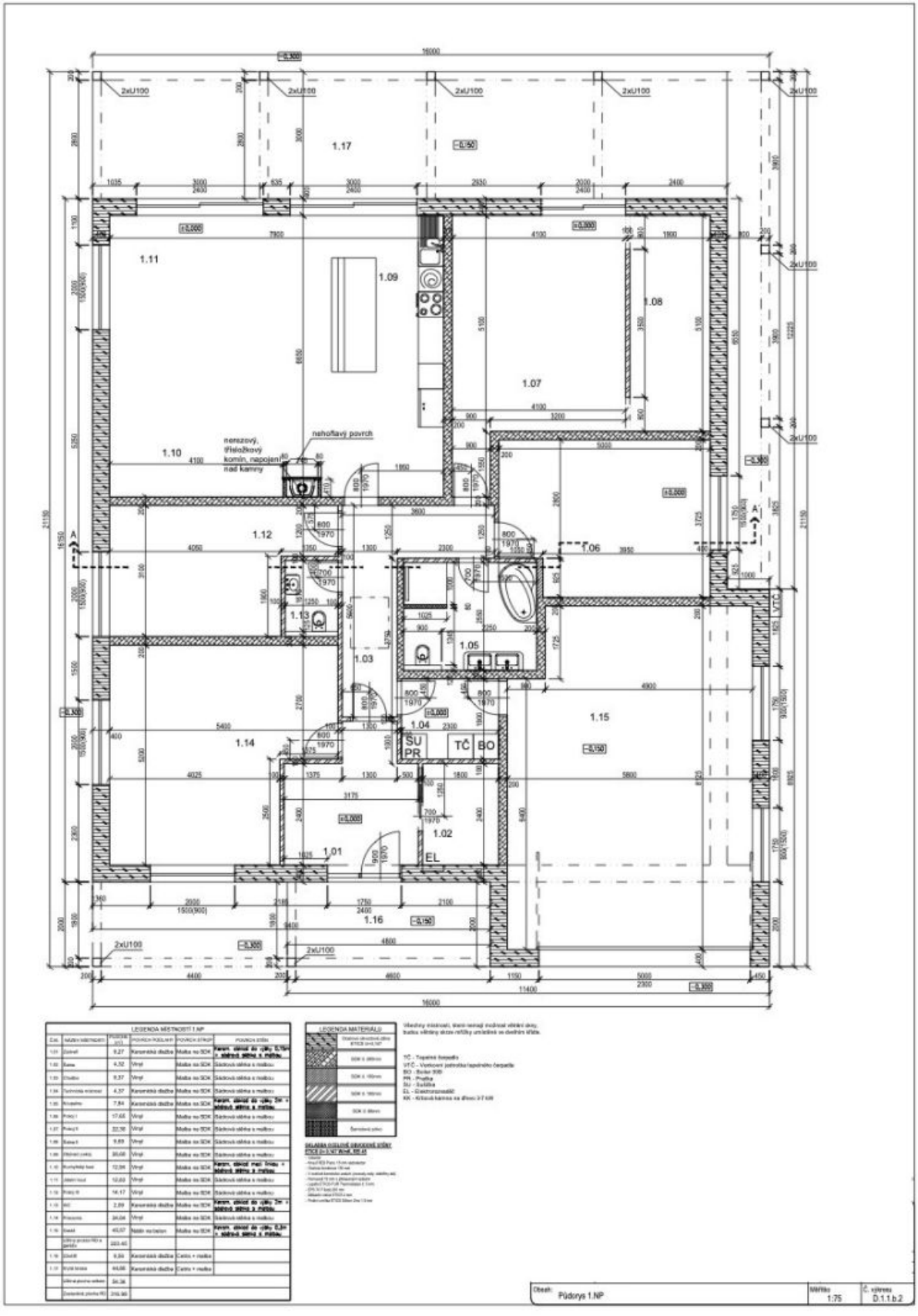


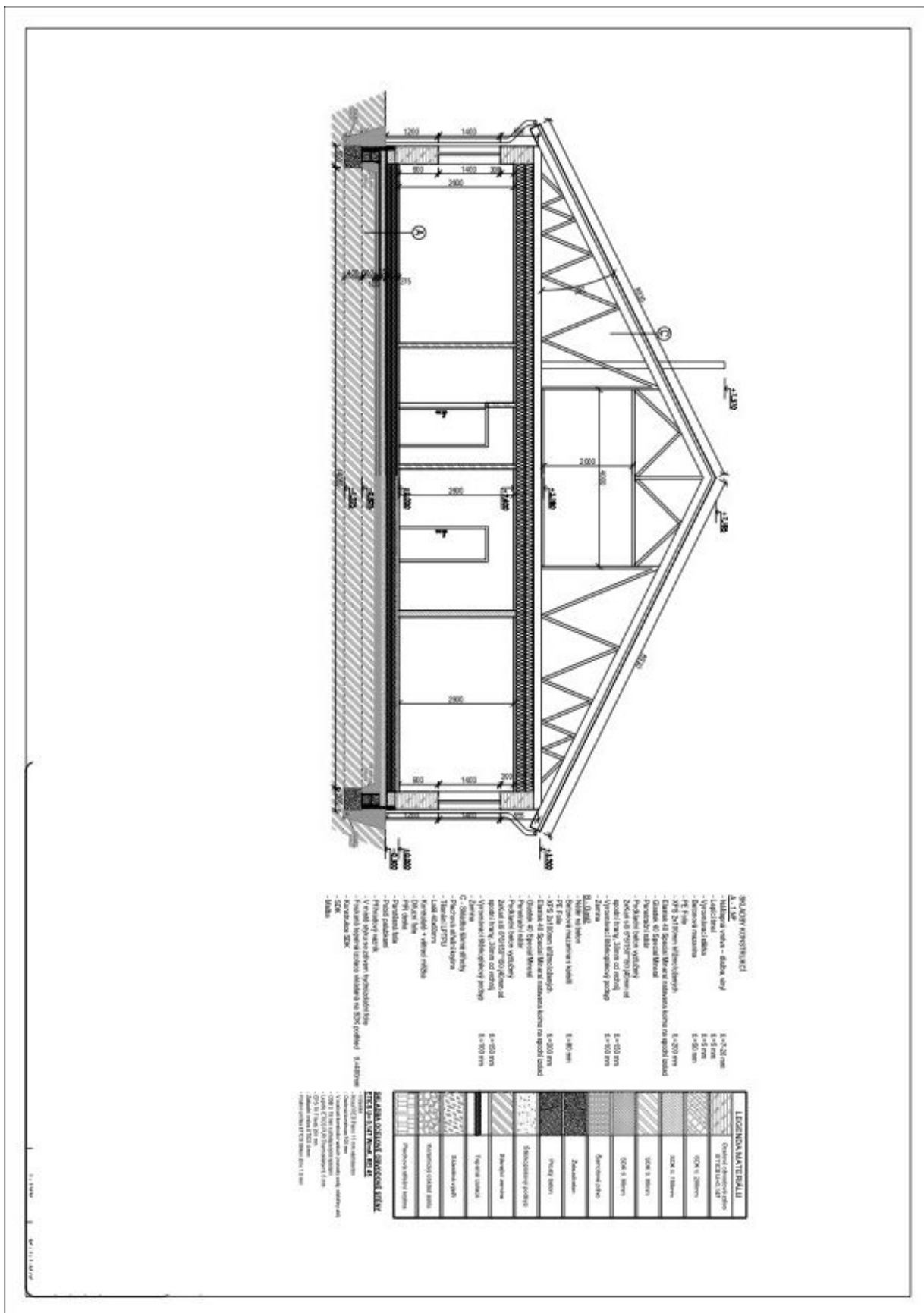


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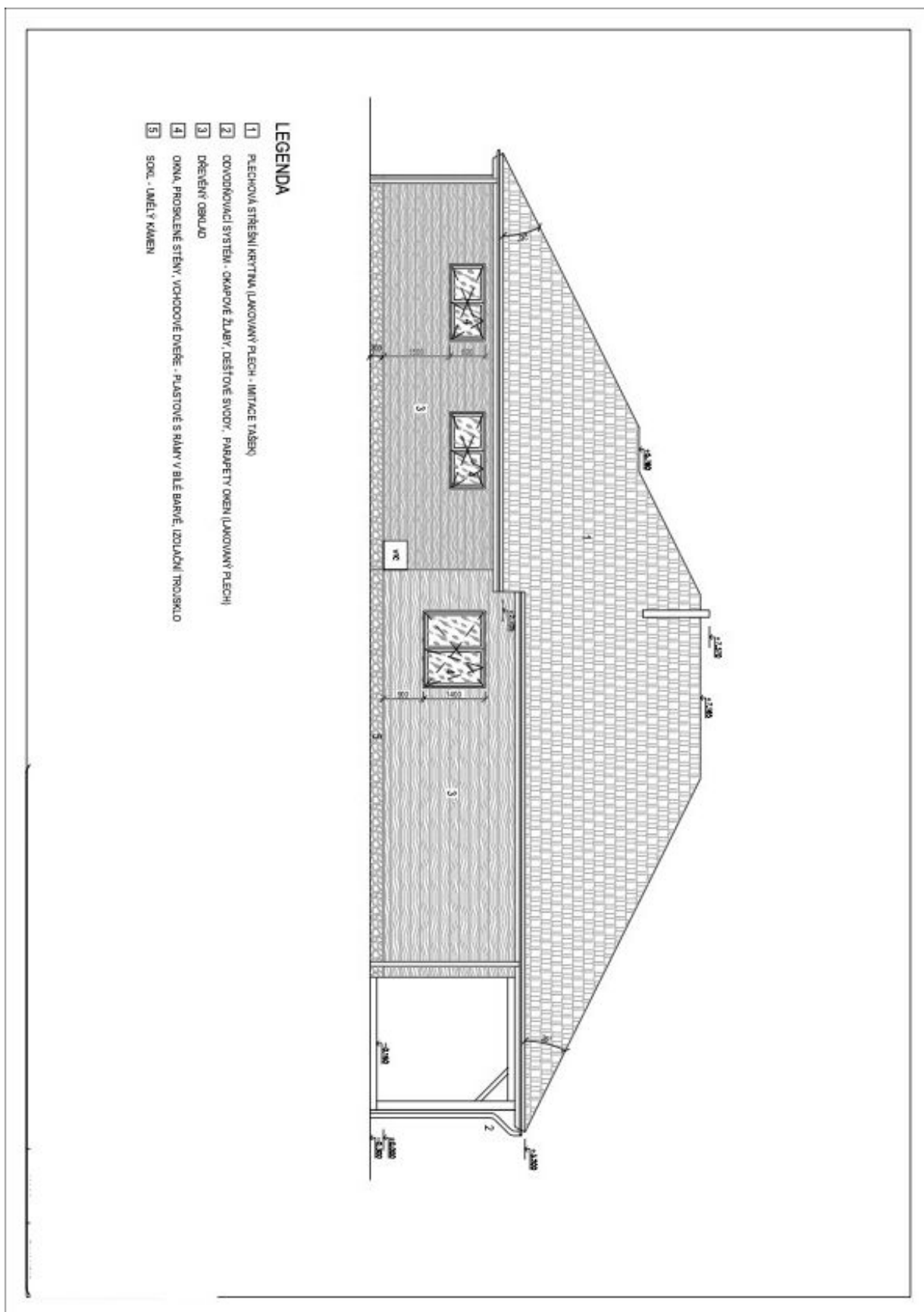




# House Four-bedroom (5+kk)

€ 733 799 | CZK 18 400 000

265 m², Kladno, Velká Dobrá, Karlovarská





## House Four-bedroom (5+kk)

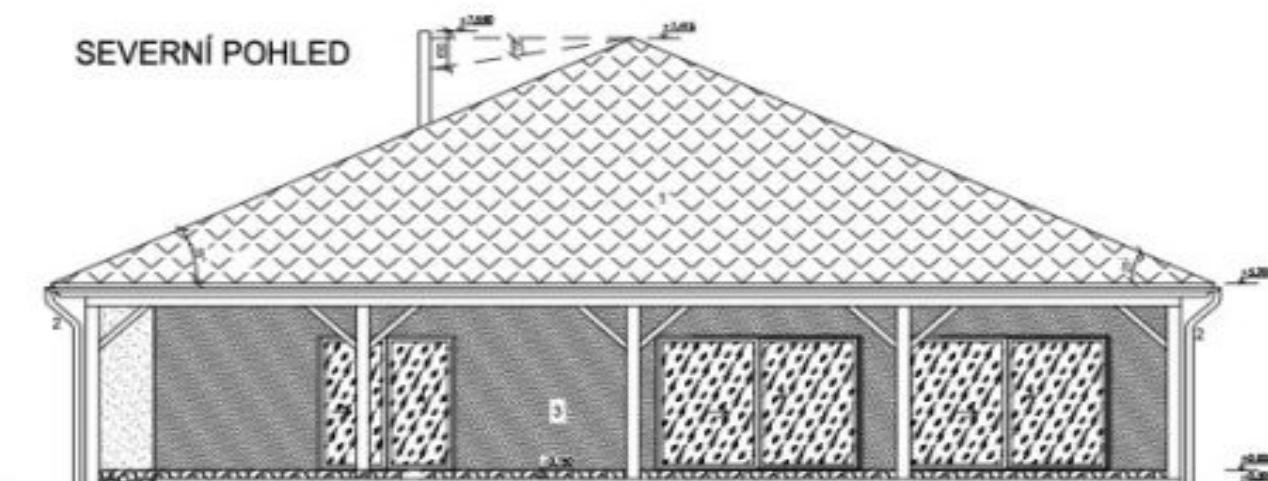
€ 733 799 | CZK 18 400 000

265 m², Kladno, Velká Dobrá, Karlovarská

JIŽNÍ POHLED



SEVERNÍ POHLED



### LEGENDA

- 1 PLECHOVÁ STŘEŠNÍ KRYTINA (LAKOVANÝ PLECH - IMITACE TAŠEK)
- 2 ODVODŇOVACÍ SYSTÉM - OKAPOVÉ ŽLABY, DEŠŤOVÉ SVODY, PARAPETY OKEN (LAKOVANÝ PLECH)
- 3 OMÍTKA ETICS SILKON
- 4 OKNA, PROSKLENÉ STĚNY, VCHODOVÉ DVEŘE - PLASTOVÉ S RÁMY V BÍLÉ BARVĚ, IZOLAČNÍ TROUSKLO
- 5 SOKL - UMĚLÝ KÁMEN



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