



# Farmhouse estate Four-bedroom (5+kk)

€ 1 555 644 | CZK 39 000 000

Kladno, Neprobylice

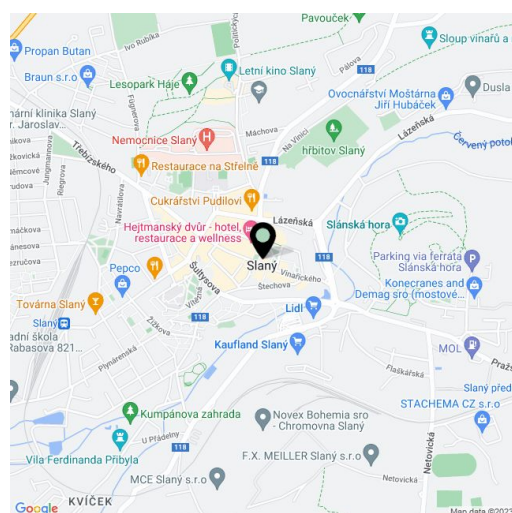




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Usable area	660 m <sup>2</sup>
Plot	35 938 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	103370



This stylish country homestead, originally a medieval seaside courtyard with large plots of land (3.5 ha), is suitable not only for primary living, but also as a relaxation and accommodation facility. It is located in a perfectly quiet and at the same time excellently accessible place near Prague and the Václav Havel Airport, in the countryside near the royal town of Slaný.

The homestead consists of a main **renovated residential building**, an original **horse stable**, and a **carefully reconstructed barn**, which now serves as an elegant space with a game room, a **swimming pool and gym**, a **house from the 14th century** that can expand the accommodation area in the future, and a free-standing double garage with a **thatched roof**. The second farm is made up of a **historic building (a former school)**, which is the dominant feature of the entire village, original barns and stables, as well as a large farm yard and an orchard that connects the two farms.

All of the buildings are centered around a central courtyard with a **terrace** and an original **stone gate**. The main building consists of a kitchen, a living room with a **vaulted ceiling and a fireplace**, a study, a bathroom, an entrance hall with an oak staircase, a pantry, and a **wine cellar**. Upstairs are 2 additional rooms with bathrooms—the master bedroom and a large children's room. A sports complex with a swimming pool has 2 separate bathrooms, a guest room, a men's club with a billiards table, a cleaning room, and technical facilities. The sports-relaxation complex is connected by a terrace and a large, well-maintained fenced garden (1.5 ha), usable for example for golf, buggies, horses, etc. Behind the garden are other plots, currently cultivated as fields.

The main building has been sensitively renovated using **traditional materials** such as **solid oak, brass, and copper**, while at the same time **modern technologies** have been added, such as a security system with **11 cameras**, a high-end **SmartHome system by Schneider Electric** or a satellite dish (2.5 m). Floors are **oak**, windows are double-glazed with wooden frames, and all doors, including designer glass doors, were **custom-designed and hand-made in Slovakia**. An interesting feature are the **massive walls** made of **unplastered brick stones**. There is a sound system with adjustable speakers in all rooms, and a **home cinema** with a 4 x 4 m screen in the pool hall. The house is connected to the municipal water supply. There are **3 water wells** on the property. Wastewater is handled by its own **ecological wastewater treatment plant**, heating is electric and oil. **Large plots** allow for further construction—an approx. **6,000 sq. m. construction area**; a **building permit for a tennis court** has already been issued.

The homestead is located in the very center of a **peaceful village with a**

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wooden bell tower. **A hiking and bike route** passes through the village, and the **Džbán nature park** is nearby. The place is very accessible via the D7 highway, civic amenities can be found in Slané, which is about 10 minutes away by car or bus, and the outskirts of Prague are about 30 minutes away by car.

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