



## House Three-bedroom (4+kk)

Rented

170 m<sup>2</sup>, Beroun, Beroun, Na Cvičišti





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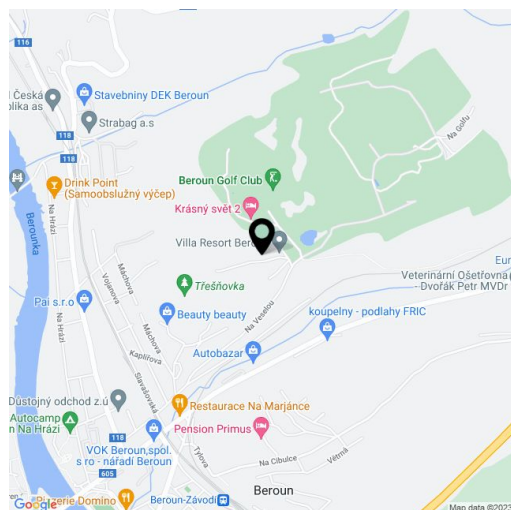
**Rented**170 m<sup>2</sup>, Beroun, Beroun, Na Cvičišti

Usable area	170 m <sup>2</sup>
Plot	577 m <sup>2</sup>
Foot print	113 m <sup>2</sup>
Garden	464 m <sup>2</sup>
Floor area	152 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	Garage.
Garage	Yes
Cellar	-
Service price	Monthly deposit for water and garbage removal: CZK 3,000. Gas and electricity are billed separately (transferred to the tenant).
PENB	C
Reference number	103392
Available from	Immediately

Benefiting from immediate proximity to the Beroun Golf Resort, this brand new unfurnished semi-detached house with 2 bathrooms and a garden is set in a location surrounded by the deep forests of Brdy and Křivoklát, with both the Czech karst and Křivoklátsko protected areas close-by. Full amenities are also available nearby, as well as the Berounka River, bus stops, and a railway station. The Zličín metro station in Prague is 15 minutes by car via the D5 highway.

The ground floor includes a living room with a fully fitted open plan kitchen and access to the terrace/garden, a bathroom (walk-in shower, toilet), a utility room, and an entrance hall with a built-in wardrobe. The first floor features 3 bedrooms, a **walk-in closet**, and a bathroom (bathtub, toilet).

Vinyl floors, tiles, ample built-in storage, gas boiler, underfloor heating, Bosch kitchen appliances, dishwasher, induction cooktop, microwave oven. **Garage** with a separate entrance.





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1.NP

101	Divráci pokoj + sk	40,8 m <sup>2</sup>
102	Společná	4,2 m <sup>2</sup>
103	Garáž	9,8 m <sup>2</sup>
104	Průjezd	5,1 m <sup>2</sup>
105	Technická místnost	3,6 m <sup>2</sup>
106	Chodba	4,7 m <sup>2</sup>
107	Kuchyně	4,8 m <sup>2</sup>
108	Chodba	90,3 m <sup>2</sup>
109	Terasa	11,2 m <sup>2</sup>

2.NP

201	Lázeň	10,3 m <sup>2</sup>
202	Společná	4,4 m <sup>2</sup>
203	Chodba	9,5 m <sup>2</sup>
204	Komora	2,9 m <sup>2</sup>
205	Pokoj	14,2 m <sup>2</sup>
206	Pokoj	13,7 m <sup>2</sup>
207	Chodba	4,3 m <sup>2</sup>

