



House Four-bedroom (5+kk)

Sold

271 m², Benešov, Tichonice





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Plot	1 636 m ²
Foot print	340 m ²
Garden	659 m ²
Parking	Yes
Cellar	-
PENB	G
Reference number	104874

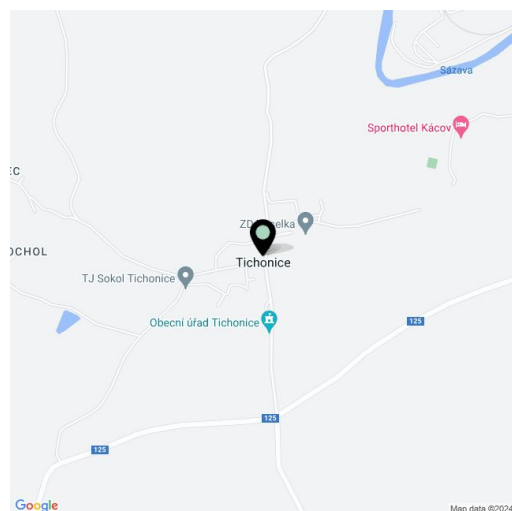
This rural building adapted for comfortable modern living, with a large barn and the possibility of expanding the living area or other uses, is located in the small peaceful village of Soušice, nestled in the beautiful Posázaví landscape near Kácov, between Český Šternberk, Vlašim, and Zruč nad Sázavou.

The main house (usable area of approx. 145 m²) consists of a living room with a **fireplace** and an open plan kitchen on the ground floor, 1 bedroom, a bathroom, an entrance hall, and a utility room. In the attic are 2 bedrooms, a walk-through study, a separate toilet, and a utility room that can be used to create a bathroom. The ground floor of the barn, which served as a breeding station, consists of 2 rooms, a bathroom, and a preparation for a kitchen (100 m² in total). There is also a **garage, a gym, and a cellar** with a constant temperature, which can serve as a **wine cellar** with seating for tasting. The cellar has lighting and a preparation for air-conditioning. In the attic is a preparation for a **large living space** and in the barn the possibility of setting up apartments and a wellness area, for example.

The entire building has been carefully **renovated and insulated**. The Czech Stavona windows are plastic with triple glazing and in the barn additionally with Connex safety glass; the roof windows can be operated electrically. The roof from 2021 is covered with **burnt Bramac tiles** and the beams are treated against pests. The ground floor has **underfloor heating, a Hoxter wood-burning fireplace** in the living room, which has automatic regulation and control via a mobile app. The custom-made kitchen is equipped with **Miele appliances**. The water comes from its **own water well and the local water supply**. If solar panels are installed, the building can become energy self-sufficient. Facilities include a **Jablotron security system and a camera system**. A **sunny garden** with mature fruit trees and bushes offers spaces for relaxation, play, sitting, and barbecue. There is also enough room to create a larger parking area or a root cleaner.

Civic amenities are within a short driving distance. There is a grocery store in the village of Tichonice, and in Kácov, which is only a few minutes away by car or bus, there is a kindergarten and elementary school, a post office, a restaurant, or a pastry shop. Thanks to the nearby D1 highway, the location of the house is suitable even if you need regular trips to Prague, which is about 50 km away. Hiking and bike routes wind through **the beautiful surrounding rolling countryside** and the area is also very popular among **boaters**. A **27-hole golf course is nearby**.

Usable area of the house 143.9 m², usable area of the barn



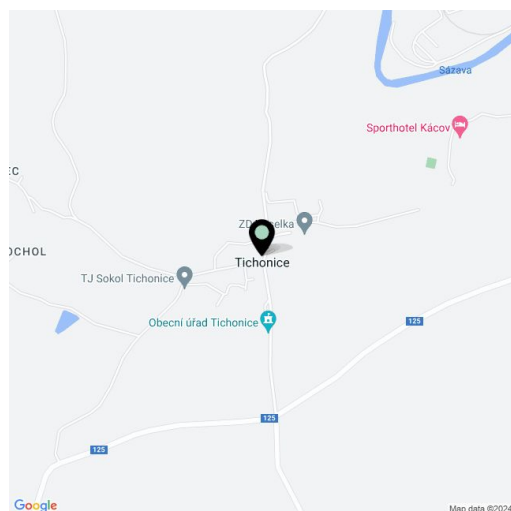


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172 m² (including 45 m² garage and 27 m² gym), land with the possibility of further construction 195 m², total built-up area 977 m², (of which built-up area of buildings 340 m²), garden 659 m², plot 1,636 m².

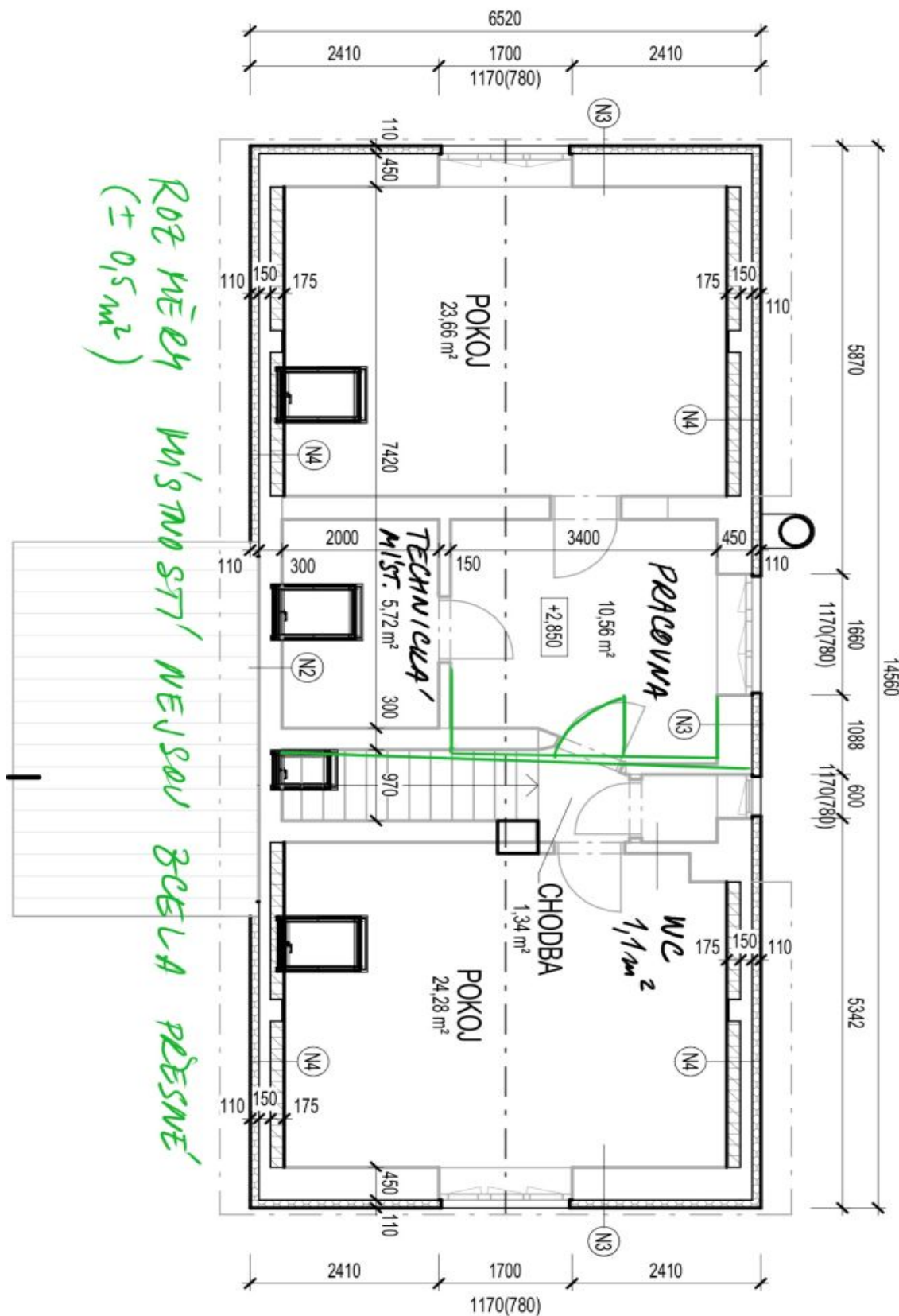




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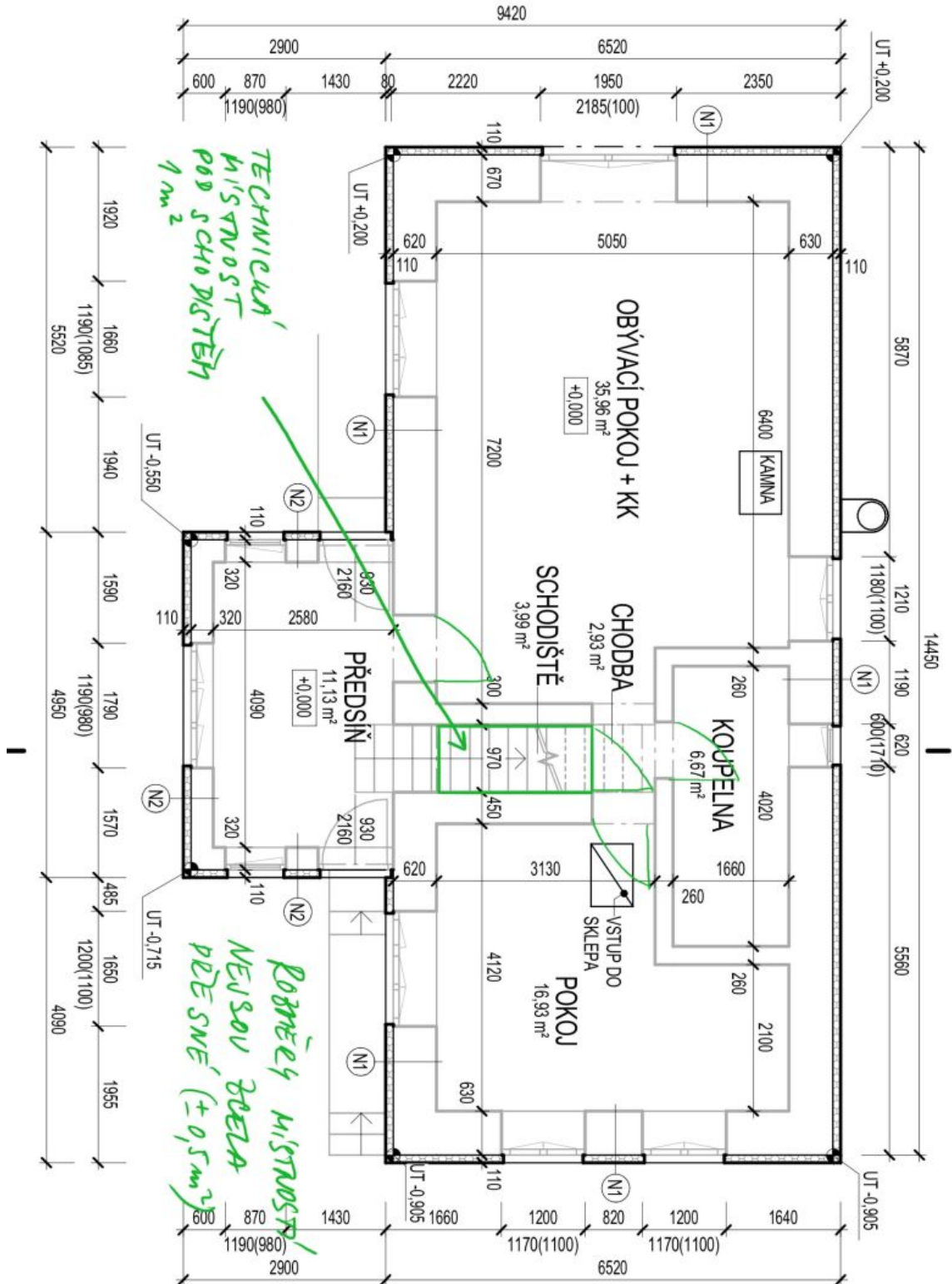




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