



House Four-bedroom (5+kk)

€ 1 059 707 | CZK 26 800 000

349 m², Beroun, Králův Dvůr, Borová





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| | |
|------------------|---|
| Total area | 349 m ² |
| Plot | 791 m ² |
| Foot print | 252 m ² |
| Floor area | 256 m ² |
| Terrace | 60 m ² |
| Parking | Parking in the garage and on the plot in front of the house |
| Garage | 32 m ² |
| Cellar | - |
| PENB | B |
| Reference number | 105874 |

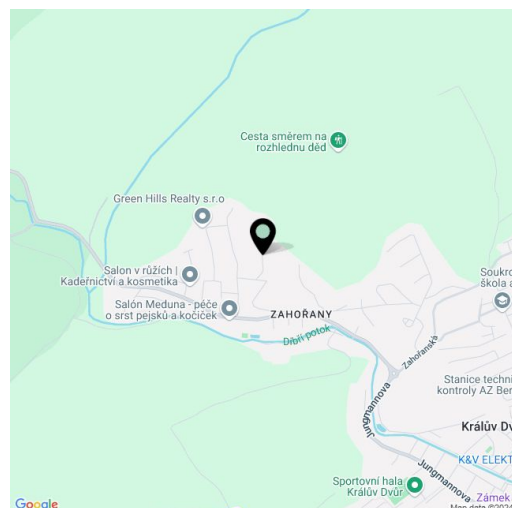
This energy-efficient, air-conditioned family house from 2021 in a superior design, with a sauna, Jacuzzi, and wonderful views of the garden and the surrounding landscape is set on a southern slope below a forest. This quiet place is located on the outskirts of the town of Králův Dvůr, from which Prague and Pilsen are easily accessible.

The entrance level consists of a generously designed and beautifully lit living space connected to an open plan kitchen and dining area with a total size of **more than 80 m²**, a bedroom with its own bathroom (shower and toilet) ideal as a study or guest room, a foyer leading to a hallway, a separate toilet, a **walk-in wardrobe**, a utility room, a closet, and a smaller storage space under the stairs suitable as a **wine cellar**. Upstairs are 3 bedrooms. Two of them, facing the garden, have access to the **terrace**, and the bedroom facing the street has an en-suite bathroom (shower and toilet). One of the bedrooms is currently used as a gym with an **infrared sauna**, the other has a **walk-in closet**. This level also includes a spacious bathroom with a bathtub and shower.

The house was approved in 2021. Windows are triple-glazed **aluminum** with electric exterior **anthracite shutters**, the floors on the ground floor are covered with **concrete** and upstairs in Quick Step vinyl; the **Prum** interior doors are white. There is **underfloor heating** throughout, supplemented by a **fireplace** in the living room; the primary heat source is a Bosch gas boiler. The kitchen is **Senesi** with **quality appliances** (e.g. Siemens or Franke), and the equipment includes **air-conditioning**, **Villeroy & Boch and Grohe** sanitary ware, a Beam Platinum **central vacuum cleaner**, optical cable, or a **security system with 4HD cameras with night vision**. Parking is provided by a garage with direct access to the house, and there is another parking space on the property. The garden, which is **automatically irrigated** with rainwater, is easy to maintain due to its size, and there is a **Villeroy & Boch hot tub** on the terrace under a pergola.

The elevated position of the property at the end of a cul-de-sac not far from a **forest** adjacent to the **Křivoklátsko PLA** guarantees nice views and the opportunity to spend free time in nature. On the other side, the town is surrounded by the **Český karst PLA**. Kindergartens and schools, supermarkets, sports fields, and other civic amenities operate in Králův Dvůr, while Prague as well as Pilsen are easily accessible via the D5 highway. Příbram is also within easy reach. Králův Dvůr is connected to the surrounding towns by buses and trains.

Usable area 348.67 m², of which terraces 60 m² and





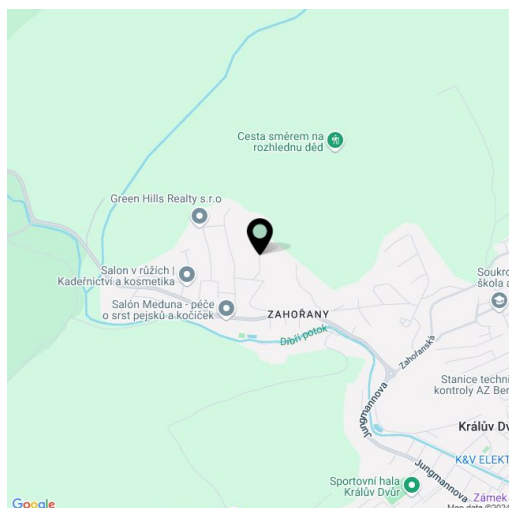
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a garage 32.23 m², built-up area 252 m², garden 539 m², plot 791 m².

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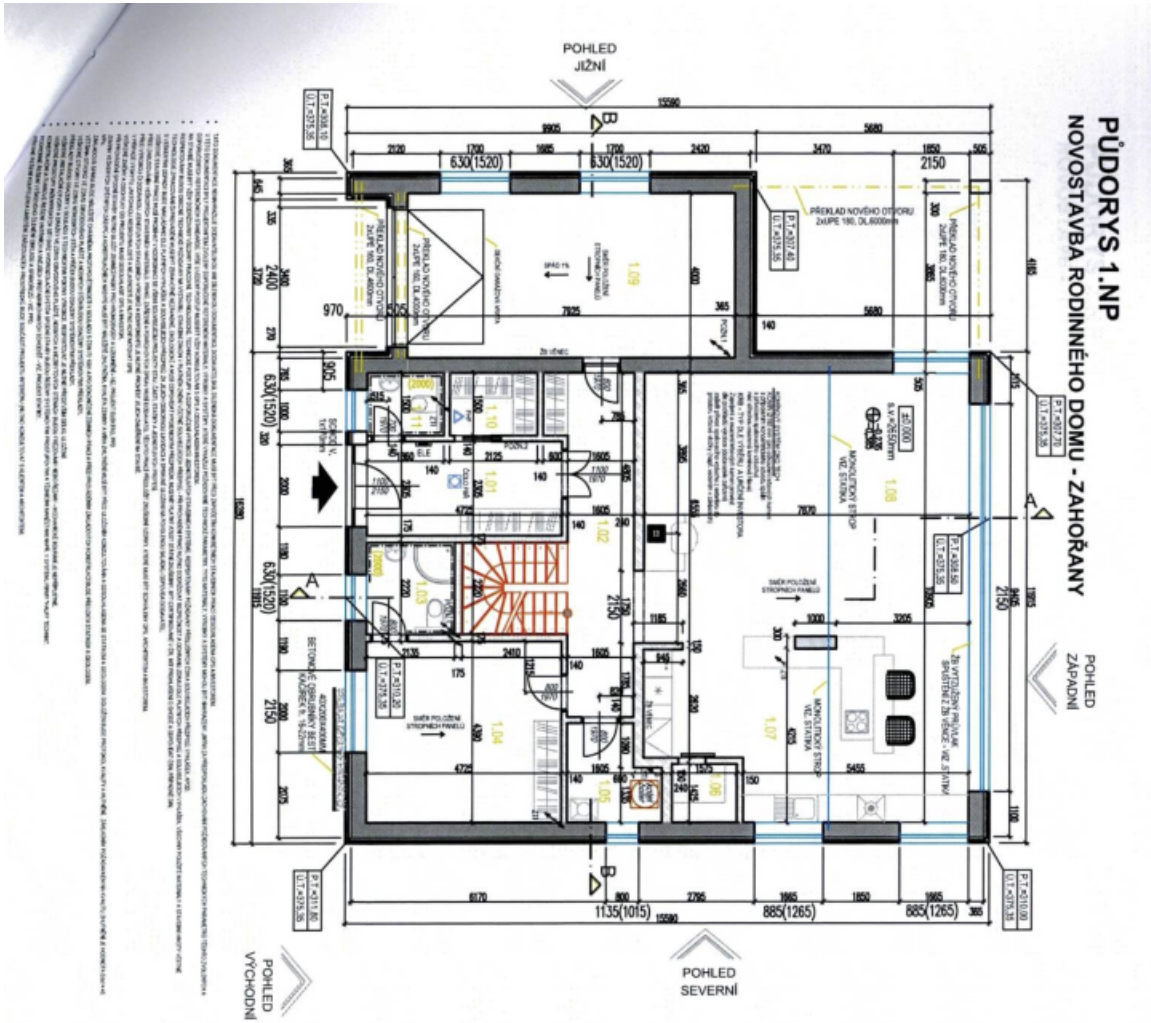




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POHLED JIŽNÍ

POHLED SEVERNÍ

POHLED ZAPADNÍ

POHLED VÝCHODNÍ

LEGENDA MÍSTNOSTÍ 1.NP

POZN. 1 = ODVĚTRÁNÍ RADONU Z PODLOŽÍ

POZN. 2 = POUZDRU (A/P, a/plo, E/daesaj) - ŠÍŘE 900mm VÝŠKA 1970mm

176,93 m²

40.000=309.650 m.n.m. BpV - RD



