



## House Eleven-bedroom (12+kk)

Sold

599 m<sup>2</sup>, Benešov, Čtyřkoly







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Plot	3 533 m <sup>2</sup>
Foot print	587 m <sup>2</sup>
Garden	2 946 m <sup>2</sup>
Parking	2 garage + 2 covered outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22807

**Sale of a country homestead after a complete reconstruction, designed by renowned architect Jiří Javůrek, consisting of three buildings, a lovely courtyard and a landscaped garden with ornamental trees and shrubs. The building is located in Čtyřkoly, in a picturesque valley on the right bank of the Sázava River, about a 20-minute drive from Chodov, Prague 4.**

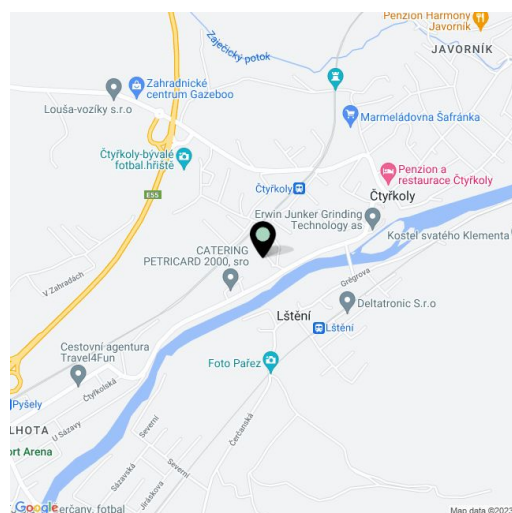
The main residential building of a 3-bedroom layout (4+kk) has two floors. On the ground floor is an **impressive loft-style living room with a kitchen, double sided fireplace and French windows** leading to the patio and garden. Upstairs is an air-conditioned master bedroom, two children's bedrooms, main bathroom with freestanding bathtub, shower, and a beautiful view; a second bathroom, and a walk-in closet. The building was built in place of the original barn in 2004. Its contemporary style carefully combines wood, glass and raw concrete elements. The floor features a solid wood mosaic, while the kitchen is fully equipped with **De Dietrich** appliances and there is also a preparation for an audio system in the lounge. Other features include Liebherr, Villeroy & Boch and Grohe fixtures and appliances; the building is secured by an alarm.

The other original building was completely renovated in the late 90s; the interior went through a reconstruction again in 2005-2006. This section is suitable for a partial renovation with the possibility of changing the layout, which currently consists of a living room with a kitchen and several bedrooms. The house has a basement, a repaired roof, central gas heating, complete water, gas, sewer and ventilation system and wiring. Both residential buildings are connected by a wellness center boasting a **high quality swimming pool with ceramic tiles and intelligent air-conditioning, Finnish sauna**, bathroom and glazed office on the 1st floor. The modern yet cozy interior is complete with exposed concrete ceilings, spotlights and large windows providing views of the garden.

Parking is possible in a **garage for 2 cars**, additional spaces are located under a shelter on the property. The garden is professionally landscaped, with many mature fruit and ornamental trees. 2 private wells - one of them is connected to an automatic irrigation system throughout the garden; there is also a biological wastewater treatment plant and warehouse / workshop. 3 Vaillant individual gas boilers provide heating for each building separately.

The homestead is located in a quiet area of Čtyřkoly, **overlooking the river and the surrounding wooded hills**, providing **complete privacy**. The village boasts a recreational atmosphere; complete civic amenities available in nearby towns - Čerčany 1.5 km, Pyšely 3 km, Benešov 11 km, Říčany 14 km, Vlašim and Český Brod 23 km, Prague 25 km. There is a train station with a 48-minute connection to the Main Station in Prague.

Living area 599 m<sup>2</sup>, built-up area 587 m<sup>2</sup>, garden 2 946 m<sup>2</sup>, plot 3 533





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