



House Three-bedroom (4+kk)

Sold

171 m², Benešov, Čtyřkoly





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Plot	1 200 m ²
Foot print	165 m ²
Garden	1 035 m ²
Parking	1 covered parking space
Cellar	-
PENB	A
Reference number	26019

Boasting fantastic views of a forested valley and the Church of St. Kliment is this modern, low-energy villa located in a very quiet and peaceful area in the village of Čtyřkoly. Picturesque town on the right bank of the Sázava River, about 20 minutes by car from Chodov, Prague 4, and 15 minutes from Průhonice and Čestlice.

The plot and the ground floor of the house are fully barrier-free. The dominant feature of the villa is a large living room with a kitchen and a fireplace, with a glass south-facing wall that can be fully opened, connecting the interior to the terrace and garden. This floor also features a master bedroom with an en-suite bathroom, a children's bedroom, a separate toilet, a laundry / technical room, a corridor with built-in wardrobes, and an entry hall with a staircase leading to the upper floor. The upper floor consists of a spacious, open-plan room with multiple possibilities of use and a large adjacent terrace.

Beautiful views from both floors and the garden, quality materials and technologies used. The property is equipped with recuperation, three-layer wooden floors, wood-aluminum windows with triple insulation glass and outdoor blinds, extra tall, sturdy interior doors, underfloor heating, solar panels and outdoor granite tiles. Covered parking for one car and a shed for garden tools and furniture. Wooden building, approved in Q3 2012, low monthly operating costs.

The homestead is located in a quiet area of Čtyřkoly, overlooking the surrounding wooded hills and providing plenty of 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. Good transport accessibility to services via a highway in Průhonice and shopping / entertainment zona in Čestlice. There is a train station with an approx. 45-minute connection to the Main Station in Prague.

Living area 171 m², built-up area 165 m², garden 1 035 m², plot 1 200 m².

