

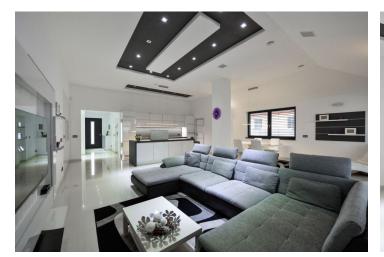
## House Four-bedroom (5+kk)

248 m², Beroun, Křižatky, Křižatky











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## House Four-bedroom (5+kk)

248 m², Beroun, Křižatky, Křižatky

Plot	1063 m²
Foot print	248 m²
Garden	881 m²
Parking	-
Cellar	
PENB	A
Reference number	26916



Precisely designed spacious house – perfect for family living – set on a well-kept plot close to the forest.

From the bright entrance hall with built-in wardrobes a large **70 sq. m. living** room with a kitchen and a dining area opens. A covered southwest terrace can be accessed from the living room. There is a study, a bedroom with an en-suite walk-in closet (with the possibility of creating a bathroom), a children's room, bathroom and a spacious walk-in closet, which can be used as a guest bedroom or another children's room. The boiler is hidden in a technical room where a recuperation unit and intelligent home system control unit are also located. The house has a double garage with the possibility to create a direct entrance to the house, two more parking spaces are on the plot. Storage of about 100 m<sup>2</sup> available in the attic space. In the garden there is a separate small house that can be used as a fitness center. In the garden is a rainwater tank with filtration, which is also used for washing laundry and flushing the toilet. The automatic irrigation system makes the garden maintenance-free, there is also a playground and a fireplace with a seating area.

High standard house furnishings: Wooden large-size euro-windows with triple glazing with security outdoor blinds. Floors in the social part of the house (in the hall, living room, kitchen and dining area) and in the bathrooms are Italian large-size tiles, in the bedrooms there is linoleum. The kitchen is equipped with Bosch and Samsung appliances. Doors are without frames, Hormann security entrance door with aluminum door frames. The house is set up for a central vacuum cleaner and an outdoor pool. Rainwater tanks for garden irrigation. Heating is provided by an electric boiler, possible to heat with a gas boiler or a heat pump.

The house is located in a new residential area in a small village surrounded by forests, within reach of the **protected landscape area of Český Kras**, which can be reached by bike on a path. There are kindergartens and basic schools, shops, restaurants, a pharmacy and a post office. A few meters from the house there is a bus stop that goes to **Beroun** where are other amenities and many possibilities for sports activities (swimming pool, hockey stadium, tennis, squash, bowling, etc.). The connection to **Prague** is quick and easy, thanks to the nearby **D5 motorway**, it takes 15 minutes by car to **Prague**.

The interior? m<sup>2</sup>, built-up area 248 m<sup>2</sup> (including garage), land 1063 m<sup>2</sup>, garden 881 m<sup>2</sup>.

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