



House Four-bedroom (5+kk)

Sold

248 m², Beroun, Křižatky, Křižatky





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Plot	1 063 m ²
Foot print	248 m ²
Garden	881 m ²
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 m² 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? m², built-up area 248 m² (including garage), land 1 063 m², garden 881 m².

