House Four-bedroom (5+kk)

Sold

280 m², Praha-západ, Mníšek pod Brdy, Řevnická













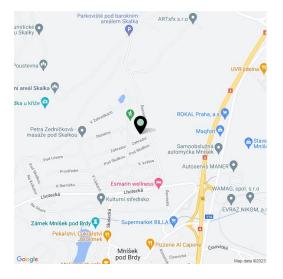


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| Total area | 280 m² |
|------------------|--|
| Plot | 1 615 m² |
| Foot print | 139 m² |
| Garden | 1 476 m² |
| Floor area | 220 m² |
| Terrace | 60 m² |
| Parking | garage and 1 parking space on the plot |
| Garage | Yes |
| Cellar | - |
| PENB | А |
| Reference number | |



Newly built south-facing passive house, surrounded by a large landscaped ornamental and utility garden with pool, garage with workshop, terrace and pergola, offers a comfortable and economical living with breathtakingly beautiful views of the Brdy Forests. The house is located in a quiet residential area, directly under the pilgrimage site of Skalka.

The large format windows naturally **connect the interior with the exterior**. All living rooms offer breathtaking views: living room with kitchen, dining room, and guest bedroom on the ground floor; bedroom, children's room and bathroom on the first floor. The upper floor features a second children's room / study and walk-in closet. Furthermore, on the ground floor there is a small bathroom, cloakroom, technical room and entrance and staircase hall.

Wooden house with attributes of a passive building features a diffusely open structure (regulating and maintaining optimal humidity and increasing noise insulation properties). The total annual cost of running the house (heating, air conditioning, water heating and electricity) is about 10,000 CZK. The house has a heat pump, air heating, recuperation, air conditioning and a boiler with its own heat pump. In addition to central heating and ventilation, bathrooms have floor heating. The kitchen is fully equipped with Siemens appliances, a worktop with a sink is made from Corian. The LED strips in the ceiling provide interesting lighting for the living room. Windows with triple glazing have outdoor electric blinds. Relaxation is provided by USSPA year-round swimming pool (water up to 40 °C, strong counterflow and whirlpool), exotic wood terrace, aluminium pergola (with electrically operated roof lamellas and side blinds) or outdoor seating. Maintenance of the garden with flowers, trees and beds for growing fruits and vegetables is facilitated by a robotic mower and irrigation system. Parking for one car in the garage with a workshop, the other 2 spaces are on the paved driveway. Paradox brand security devices.

The house is situated in a **quiet part of a village**, close to the forest, surrounded by new buildings. The town offers a **kindergarten**, **elementary school**, post office, restaurants, cafes or a relaxation-sport center and two supermarkets close to the house. A **suburban bus** takes you to Prague (30 minutes to Smíchovské nádraží metro station). By car, it takes **15 minutes to Prague**, thanks to the nearby R4 highway ramp. The house stands under the **Baroque pilgrimage site of Skalka** with a cross way; the place is accessible through hiking trails and cycle path.

Interior 220 m², built-up area 139 m², garden 1 476 m², plot 1 615 m².

Brno