



## House Four-bedroom (5+kk)

Sold

280 m<sup>2</sup>, Praha-západ, Mníšek pod Brdy, Řevnická





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Usable area	280 m <sup>2</sup>
Plot	1 615 m <sup>2</sup>
Foot print	139 m <sup>2</sup>
Garden	1 476 m <sup>2</sup>
Floor area	220 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	garage and 1 parking space on the plot
Garage	Yes
Cellar	-
PENB	A
Reference number	27508

**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 m<sup>2</sup>, built-up area 139 m<sup>2</sup>, garden 1 476 m<sup>2</sup>, plot 1 615 m<sup>2</sup>.

