



## House Four-bedroom (5+kk)

Sold

206 m<sup>2</sup>, Beroun, Vysoký Újezd, Za Hospodou





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Plot	1 297 m <sup>2</sup>
Foot print	180 m <sup>2</sup>
Garden	1 117 m <sup>2</sup>
Parking	carport on the plot
Cellar	-
PENB	B
Reference number	27970

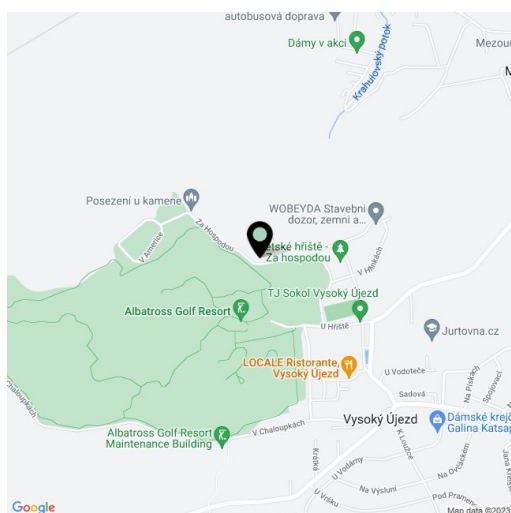
**New two-story wooden house boasting select natural materials, located directly by a famous golf resort near Prague. The airy house has an abundance of natural light and open space, therefore offering an incredibly pleasant atmosphere.**

The layout of the house offers a living room with a kitchen and a dining area, from which you can walk to the **southwest-facing porch** and the **garden**. There is also a study/guest room on the ground floor, a spacious entrance hall with a staircase and a toilet. Upstairs there is a ensuite master bedroom with a bathroom (bathtub, shower) and access to the terrace. The upper floor is complete with another 2 bedrooms, a bathroom (shower, toilet, bidet, built-in wardrobe, design heating ladder) and walk-in wardrobe.

Fixtures & equipment were carefully selected from **the best Austrian suppliers** (mostly Austrian). The bedrooms are made all the more cozy by wooden floors made of brushed matte waxed oak and **Admonter underfloor heating**. The ground floor has heated tile flooring for better maintenance. Outdoor blinds shade the wooden-aluminium windows with triple glazing, the majority of the doors are glass. The kitchen from the renowned **Poggenpohl** brand is equipped with **Miele** appliances, while there is a designer dining table made from solid wood and concrete. Upon agreement, all interior equipment, furniture & lighting can be left. The house is surrounded by a garden from which you have direct views of the golf course. On the plot, there is a carport and two garden houses.

The house is part of a newly built residential area, where shops, restaurants and other services will gradually be added. A very quiet location 15 minutes by car from Prague, next to the famous **Albatross** resort, which meets EGA standards and hosts international tournaments. There are basic civic amenities (such as a post office, restaurant and a maternity & elementary school). The suburban bus to the **Zličín metro station (Line B)** takes less than half an hour, and the D5 motorway is 3 minutes away.

Interior 219.94 m<sup>2</sup>, built-up area 180 m<sup>2</sup>, garden 1 117 m<sup>2</sup>, plot 1 297 m<sup>2</sup>.

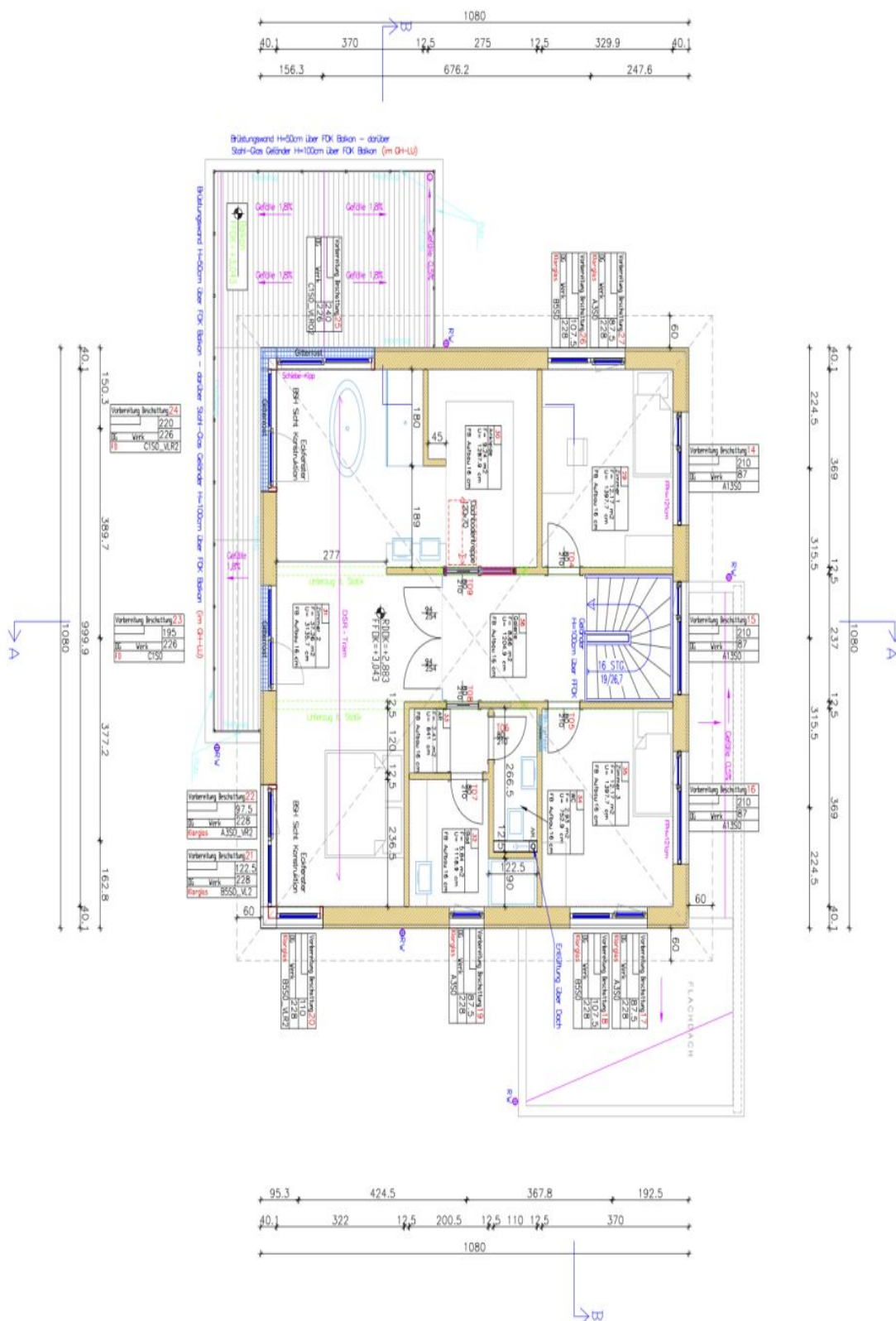




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