



## House Four-bedroom (5+kk)

Rented

530 m<sup>2</sup>, Beroun, Křižatky, Křižatky





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Plot	1 875 m <sup>2</sup>
Foot print	375 m <sup>2</sup>
Garden	1 500 m <sup>2</sup>
Parking	Two double garages.
Garage	Yes
Cellar	-
PENB	G
Reference number	28492
Available from	31.10.2027

Boasting an outdoor swimming pool and a large garden offering magnificent views of the surrounding forests and greenery, this high quality furnished 3-4-bedroom 2-bathroom modern villa is situated in the village of Křižatky close to Beroun, with good transportation connections to Prague, just a five-minute drive from the D5 highway and 20 minutes from the nearest metro station. The village is located only a few minutes from Králův Dvůr with numerous amenities, and is in the vicinity of the Český kras Protected Landscape Area. An attractive recreation spot near the Suchomasty Reservoir, the Kotýz National Natural Monument, and within quick driving distance of the beautiful Koněprusy Caves.

The ground floor features a huge living room with a fully fitted open plan kitchen, dining area, winter garden, and access to the terrace and garden, an office (or a guest bedroom) with a separate entrance, a utility room, a pantry, a guest toilet, a utility bathroom, and an entrance hall. The first floor includes a master bedroom with a fitted walk-in closet and a full en-suite bathroom, two more bedrooms (one also with a fitted walk-in closet), a shared bathroom, a large hall, a balcony, and a spacious terrace with beautiful views.

Generous airy rooms, high standard materials and finishes, air-conditioning, plenty of built-in storage, wooden floors, tiles, underfloor heating in some rooms, French windows, gas boiler, TVs, home cinema, alarm, washer, dishwasher, kitchenware. Beautiful front garden, outdoor heated pool. Two double garages, automatic doors. Deposit for charges for water approx. CZK 3,000/month. Energy will be transferred to the tenant's name. Available from November 2022.

