



## House Thirteen-bedroom (14+kk)

Sold

710 m<sup>2</sup>, Beroun, Liteň, Mramorská





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Total area	710 m <sup>2</sup>
Plot	739 m <sup>2</sup>
Foot print	329 m <sup>2</sup>
Garden	410 m <sup>2</sup>
Floor area	640 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	28735

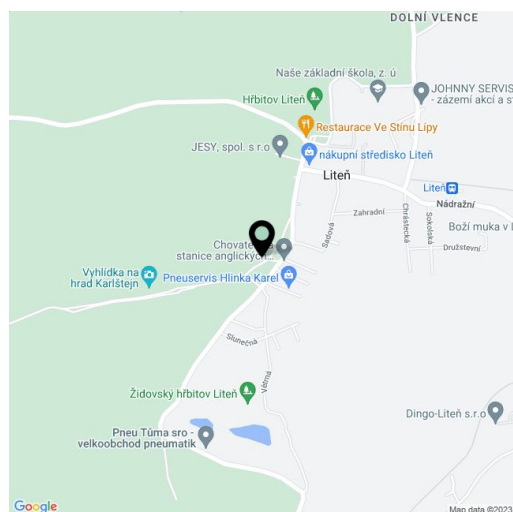
This impressive five-story villa from 1927, with original Art Deco-style elements, boasts beautiful views of the countryside & Karlštejn Castle, 3 separate units and office space, making it an ideal place for multi-generational housing or residential and business premises.

The entrance to the house features a terrace and a **grand hall** on the ground floor. There are **2 apartments**, each with a kitchen, bathroom, toilet and walk-in wardrobe. The original wooden staircase leads to the 1st floor where there is a **living room with a terrace and a panoramic view of Karlštejn and a golf course**. There is also a **master bedroom with a fireplace**, a walk-in wardrobe, an en-suite bathroom (with a comfortable shower and a bathtub), separate toilet and kitchen with dining area. The 2nd floor can be used as the headquarters of your own company, while in the attic you can create another unit. Both of these floors are accessible not only by the main staircase but also by the side entrance that does not disturb the privacy of the lower floors. The basement includes a **wellness** area with a whirlpool, sauna and steam room with a multifunctional shower.

During the complete reconstruction (2010) high quality and timeless natural materials were used: stone, wood, glass and steel. Floors are original oak (in most living rooms), **travertine** (in the lobby), **marble and slate** (in bathrooms). There are refurbished casement windows and doors decorated with the original brass handles. The hall has a bar and a pool table. The wellness equipment is by the German brand **Duravit**, while kitchen appliances are **Gaggenau**. Modern infrared heating panels provide the heating.

The villa is situated in a quiet and clean location in the village of Liteň, surrounded by the hořovice woods, on the edge of the Český kras protected landscape area. There is a kindergarten and elementary school, other civic amenities in neighboring Zadní Třebány and nearby Řevnice or Beroun. Traveling to Prague - to the **Zličín (B) metro station** takes about 20 minutes.

Interior 640.4 m<sup>2</sup>, terraces (30.6 m<sup>2</sup> and 18.7 m<sup>2</sup>), winter garden 6.6 m<sup>2</sup>, balcony 14.1 m<sup>2</sup>, built-up area 329 m<sup>2</sup>, garden 410 m<sup>2</sup>, plot 739 m<sup>2</sup>.



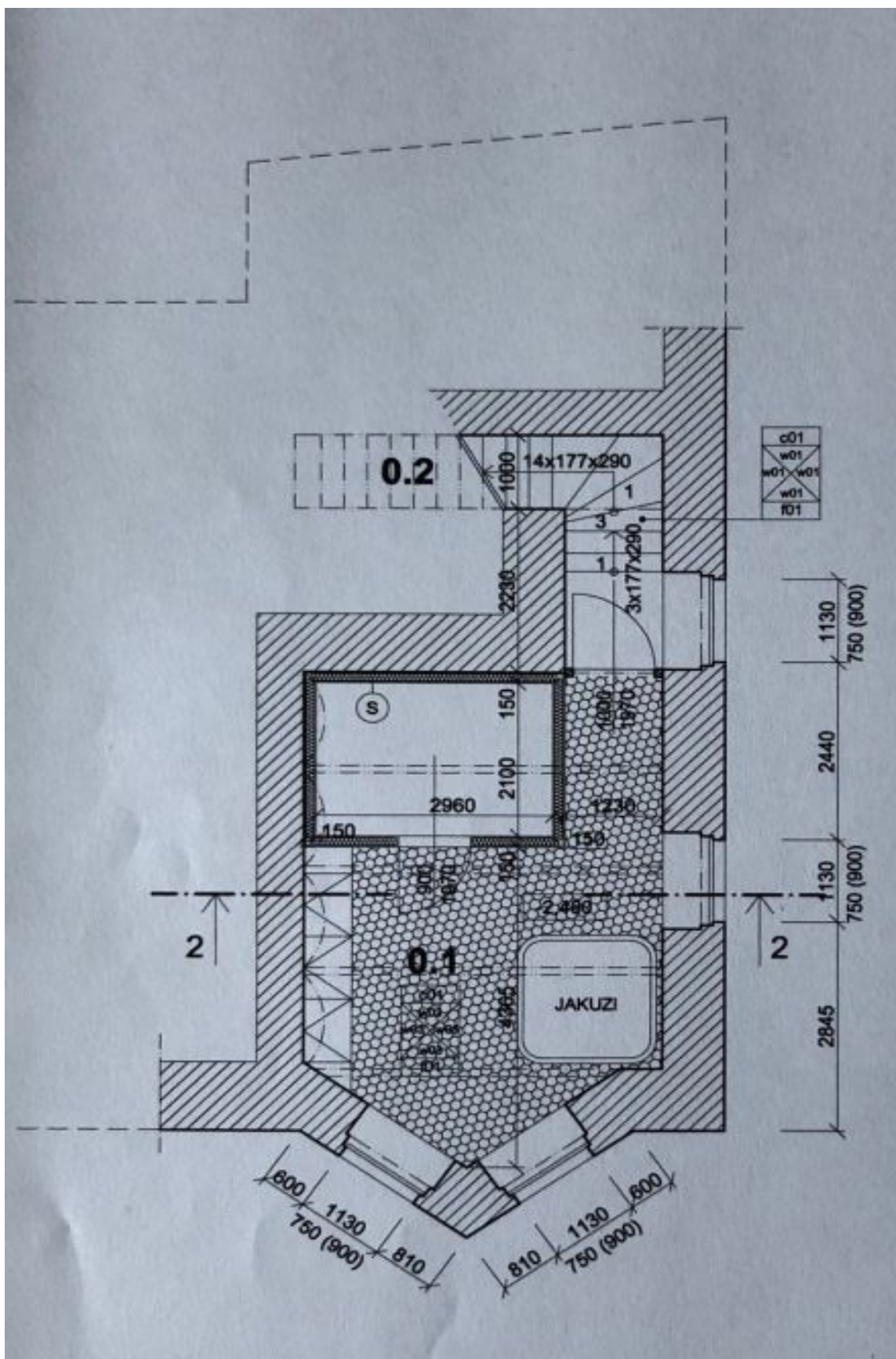




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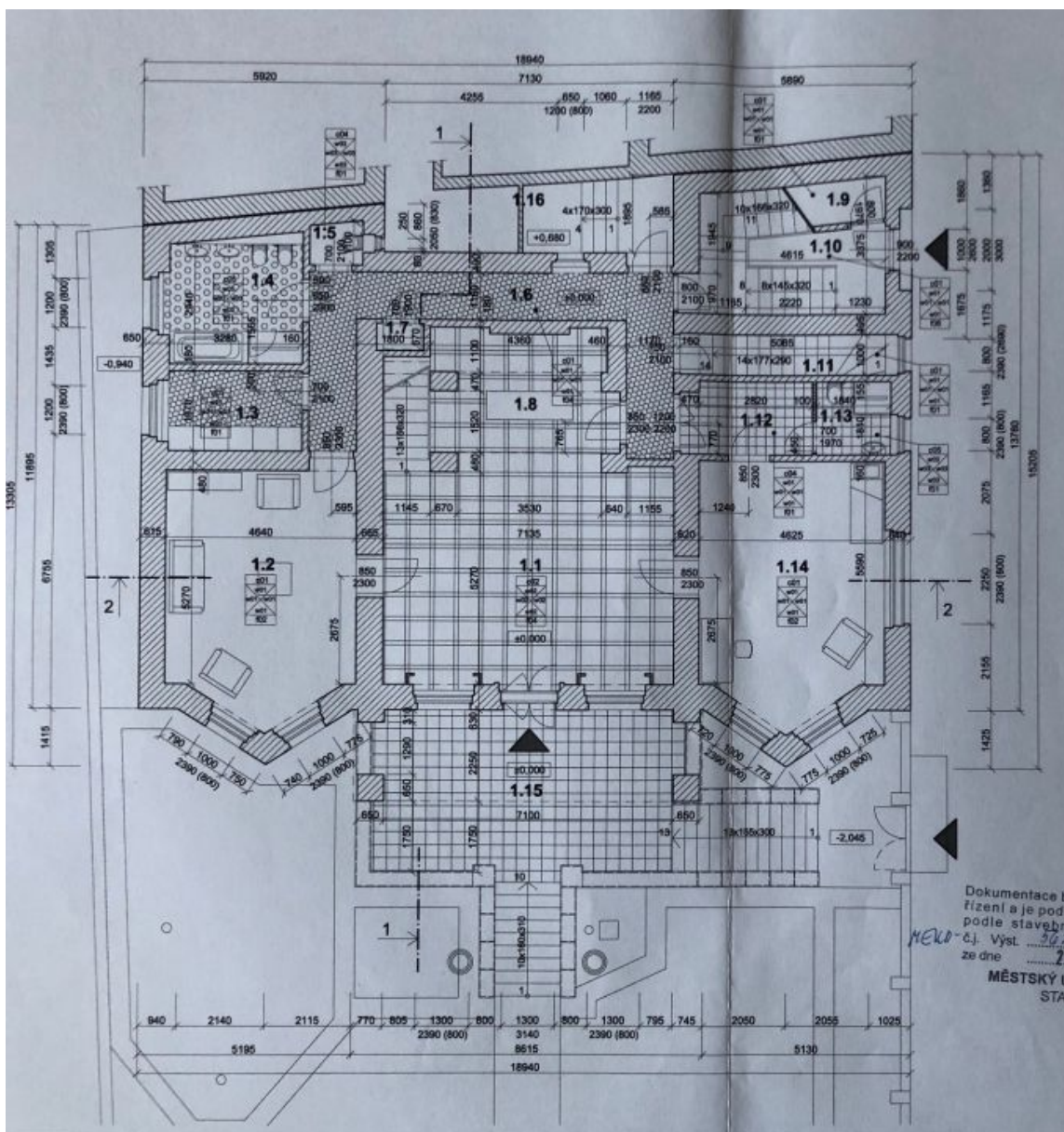




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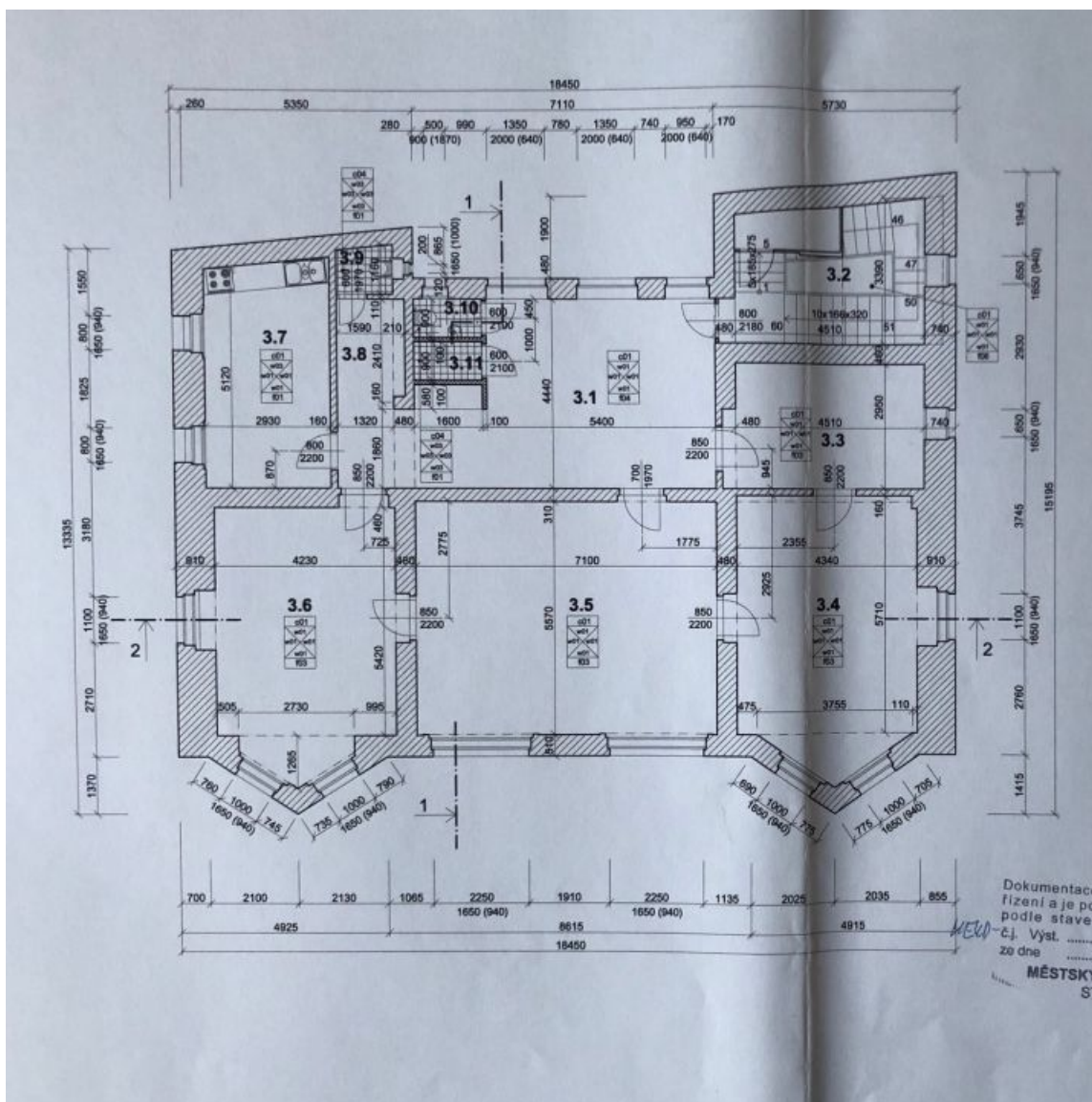




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