



## Farmhouse estate Five-bedroom (6+kk)

Sold

Beroun, Újezd



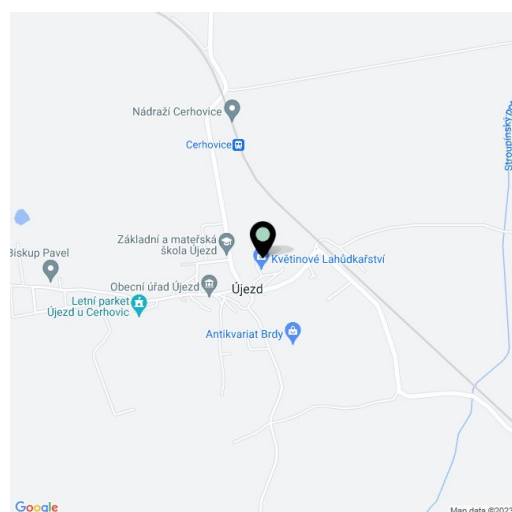


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|                  |                      |
|------------------|----------------------|
| Usable area      | 311 m <sup>2</sup>   |
| Foot print       | 231 m <sup>2</sup>   |
| Plot             | 2 700 m <sup>2</sup> |
| Parking          | Yes                  |
| PENB             | D                    |
| Reference number | 34030                |



This completely renovated and stylishly furnished former farmhouse from 1850 with a large romantic garden, swimming pond, and garden house stands in a village nestled in the beautiful countryside between the Brdy Mountains and the Křivoklátské Forests. The property is suitable for a large family with children, as multi-generational year-round housing, or as a recreational property. It can even be combined with a home business.

On the ground floor there is a large living room with a ceiling that is open all the way up to the attic, an adjacent kitchen with a dining area, a room with a **sauna**, a concrete bathtub, and access to the garden, a large bedroom, and a bathroom (with a toilet and washing machine). Above the living room is a gallery and a study with a library. The attic consists of 2 bedrooms, a living room with a dining area, a loggia, and a planned kitchen, a bathroom (with a toilet), and a closet. From the loggia, there are **beautiful views of the Brdy Mountains and the Točník Castle**.

The facilities include a large **stove**, which has a fireplace on the living room side and space for **baking bread** on the kitchen side (both can be used to heat the building). On the plot, there is a spacious, east-facing **wooden terrace**, a **garden house**, a carport, 2 greenhouses, a water well, and a **barn** (with electricity and running water) that can be rebuilt into another residential building or as a wellness with a swimming pool. The lake has a wooden jetty. This photogenic house with Scandinavian-style interiors and everything needed for comfortable modern living has already appeared in many prestigious magazines and in the ad campaign for a successful sustainable fashion business.

The farm is located in a quiet village near a linden tree alley, a chapel, a grocery store, a kindergarten, an elementary school (1st grade), or a library. The location has great links with Prague via the D5 motorway: the Zličín metro station or Václav Havel Airport are both a 30-minute drive away. A bus stop is situated a short walk from the house, and a train stop is a 10-minute walk away. The village is surrounded by **beautiful, almost intact nature**. Nearby is a natural bathing reservoir and a former military area used by tourists, cyclists, and mushroom pickers.

Useable area 311 m<sup>2</sup>, built-up area 231 m<sup>2</sup>, garden 2,169 m<sup>2</sup>, plot 2,400 m<sup>2</sup>.



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