



## Farmhouse estate Three-bedroom (4+1)

Sold

Praha-západ, Okoř, Okoř





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Total area	300 m <sup>2</sup>
Foot print	861 m <sup>2</sup>
Plot	961 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	35732

This charming country homestead with a strong **genius loci** stands on the **village green** of the famous small town of Okoř, set in the beautiful countryside outside of Prague. The spacious main building with windows towards a quiet enclosed garden provides perfect privacy.

From the vast entrance hall with a **fireplace**, you will enter the living room, kitchen, bathroom, and bedroom. In the attic, accessible by a separate entrance, there is a possibility of building more rooms. There are already two sets of stairs leading to elevated sleeping lofts.

A former plough yard, which in the past managed the surrounding agricultural lands of the nobility, the property underwent an **expensive and meticulous reconstruction** that paid special care to select quality materials and technologies and preserve the appearance of the **Baroque country building**. New electrical wiring and copper water pipes. Carpenters from the open-air museum in Rožnov pod Radhoštěm built the new roof, the plumbers were specialists in historical buildings, and an old blacksmith forged the grilles by faithfully copying the lone surviving Baroque grille. Gas distribution, heating, and the entrance doors are also new. The rooms have **brick vaults** and trusses; parts of the ceilings are wooden. The homestead has sandstone, tiled and wooden floors, original portals, stone masonry, vaults, and a fireplace. Thanks to its 3 chimneys, 2 more fireplaces or fireplace stoves can be connected. Water is from its own **water well**. In a nice garden with **mature trees** stands a separate building with a large **workshop/garage**.

The village, situated in the valley of the Zákolanský Brook, is famous especially for its **iconic ruins**, annual summer festival, and the Three Kings March in winter. It has a convenient location in a **quiet area** with forests, fields, and meadows, yet with easy access to Prague by car and suburban bus, which stops a few steps from the house and goes to the Dejvická or Bořislavka metro stations. There are several restaurants in the village as well as a patisserie. Other civic amenities are located a 5-minute drive away in **Velké Přílepy**, where there is an elementary school and several kindergartens, a general practitioner's office, a center of Chinese medicine, a library, a cinema, or a florist. The airport can be reached by car in 10 minutes.

Interior 300 m<sup>2</sup>, built-up area 861 m<sup>2</sup>, garden 100 m<sup>2</sup>, land 961 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

