



House Four-bedroom (5+kk)

Sold

184 m², Beroun, Vysoký Újezd, U Vodárny





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Total area	184 m ²
Plot	834 m ²
Foot print	208 m ²
Garden	626 m ²
Floor area	173 m ²
Terrace	11 m ²
Parking	Yes
Cellar	-
PENB	B
Reference number	41727

This recently approved single-story family house full of light stands in a new development in the emerging village of Vysoký Újezd. The area offers proximity to wildlife, a golf course, and easy access to Prague.

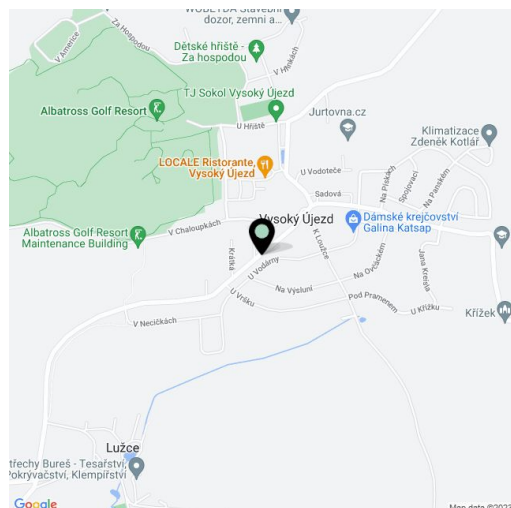
The practical layout consists of a bright living room with an open plan kitchen and access to a **covered garden terrace**, a master bedroom with an en-suite bathroom and walk-in wardrobe, another 2 bedrooms with their own walk-in wardrobes, a study, a central bathroom (with a bath, shower, toilet, and double sink), a separate toilet, a utility room with a connection for a washer and dryer, a hallway, and a foyer.

Facilities include large-format plastic windows with insulated triple-glazed panes and **exterior window blinds**, vinyl floors with underfloor heating, a **Sykora** kitchen, and a **Sapeli** interior doors with magnetic locks. The attic provides plenty of **storage space** (approx. 40 sq. m., clear height approx. 2 m) and a large garage can be added to the house.

The offered house is located near a kindergarten and elementary school, a grocery store, and a bus stop with suburban connections to the **Zličín metro station** (28-minute ride). Fans of golf will appreciate the local **18-hole course**; if you prefer nature hikes, we recommend the nearby **Czech Karst** or the **Křivoklátsko Protected Landscape Area**.

Usable area 173 m², built-up area 208 m², garden 626 m², land 834 m².

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

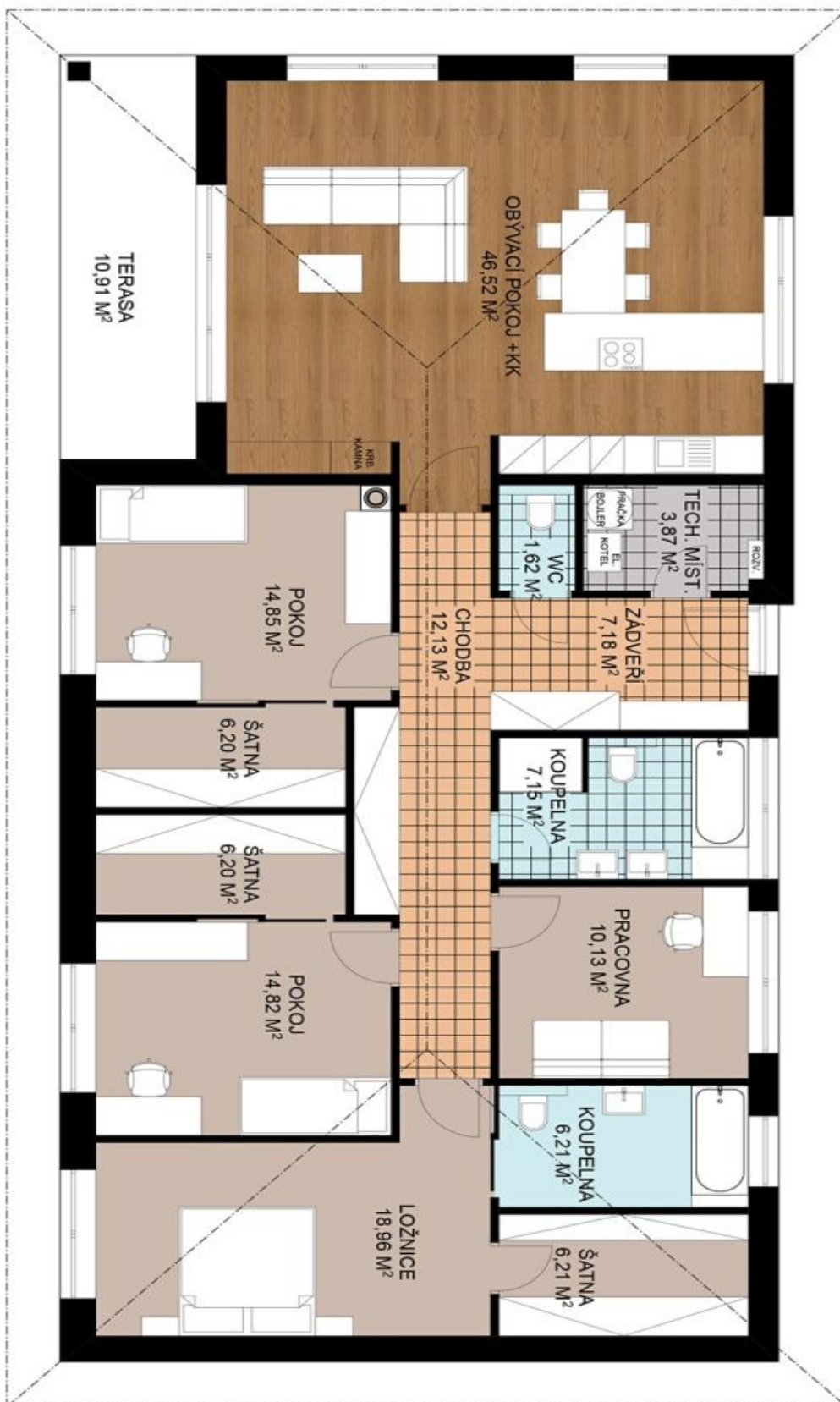




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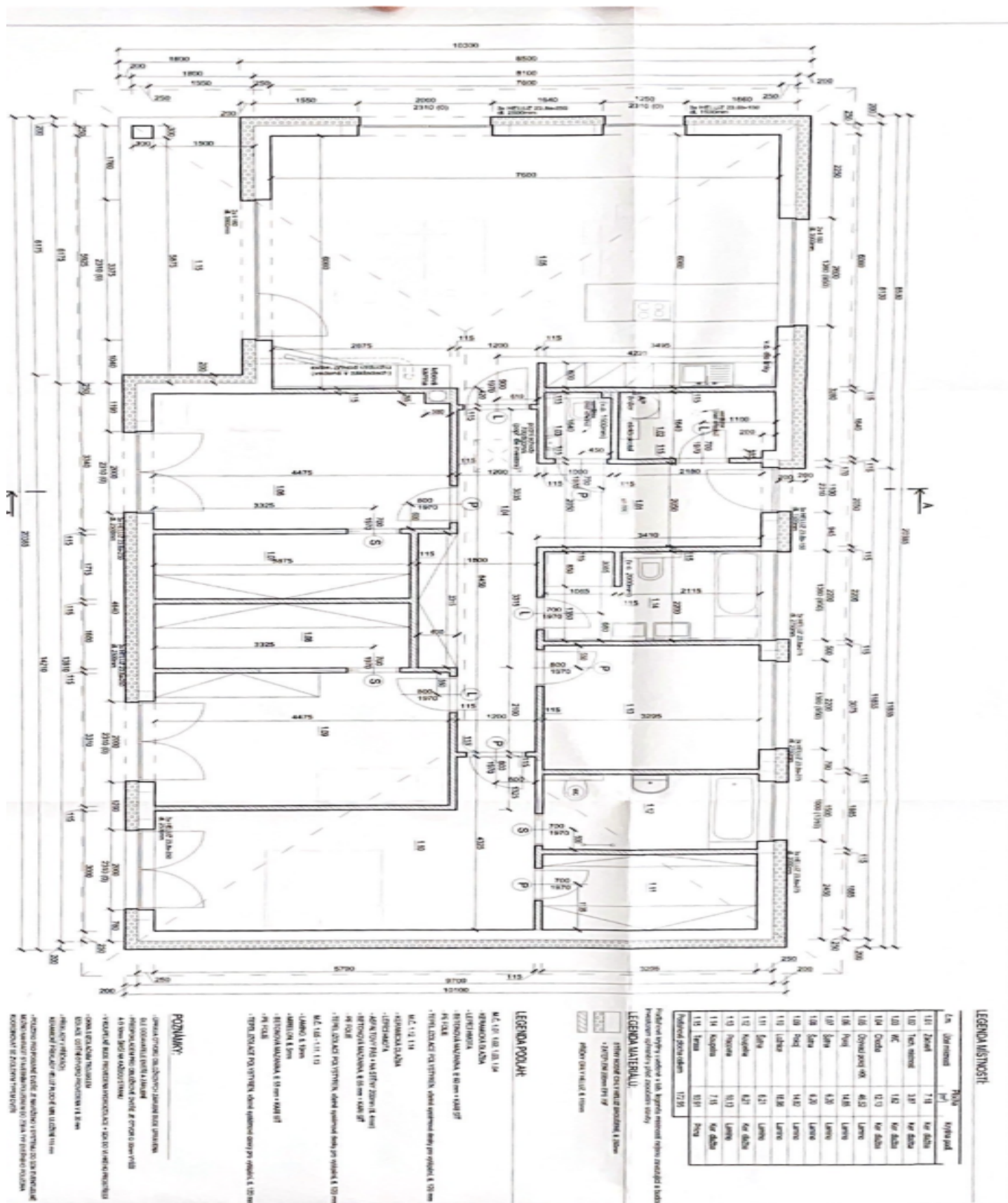




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LEGENDA NÁSTŘEŠÍ

Čís.	Objekt	Popis	Měřítko
1.1	Základ	1:10	1:10
1.2	Technická	1:10	1:10
1.3	WC	1:10	1:10
1.4	Chodba	1:10	1:10
1.5	Obývací pokoj	1:10	1:10
1.6	Kuchyň	1:10	1:10
1.7	Ložnice	1:10	1:10
1.8	Ložnice	1:10	1:10
1.9	Ložnice	1:10	1:10
1.10	Ložnice	1:10	1:10
1.11	Ložnice	1:10	1:10
1.12	Koupelna	1:10	1:10
1.13	Průchod	1:10	1:10
1.14	Koridory	1:10	1:10
1.15	Terasy	1:10	1:10

Podlaží: 1. patro
 Podlaží: 2. patro
 Podlaží: 3. patro
 Podlaží: 4. patro
 Podlaží: 5. patro

LEGENDA MATERIÁLŮ
 - Kamenina
 - Keramika
 - Dřevovina
 - Kovovina
 - Textil
 - Plast

LEGENDA POOLŮ
 - Vnější
 - Vnitřní
 - Okrasný
 - Sportovní
 - Technický

POZNÁMKY
 - Všechny rozměry jsou v mm.
 - Všechny rozměry jsou v mm.
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