



## House Four-bedroom (5+kk)

184 m<sup>2</sup>, Beroun, Vysoký Újezd, U Vodárny

Sold





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Total area	184 m <sup>2</sup>
Plot	834 m <sup>2</sup>
Foot print	208 m <sup>2</sup>
Garden	626 m <sup>2</sup>
Floor area	173 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
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.

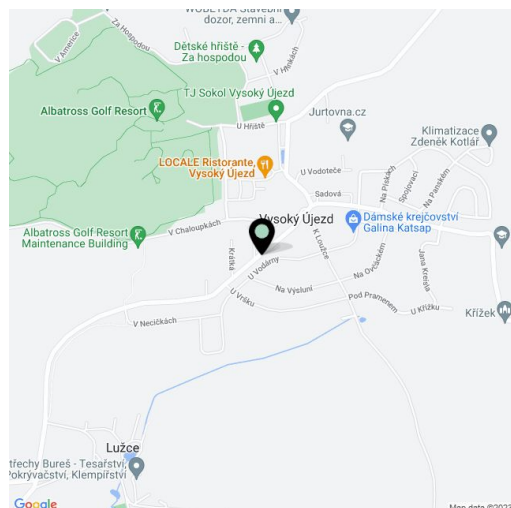
The practical layout consists of a bright living room with an open plan kitchen and access to a **covered garden terrace**, a master bedroom with an en-suite bathroom and walk-in wardrobe, another 2 bedrooms with their own walk-in wardrobes, a study, a central bathroom (with a bath, shower, toilet, and 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 m<sup>2</sup>, built-up area 208 m<sup>2</sup>, garden 626 m<sup>2</sup>, land 834 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.





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