

## House Three-bedroom (4+1)

€ 547 781 | CZK 13 700 000

157 m<sup>2</sup>, Příbram, Milín, 11. května



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|                  |                         |
|------------------|-------------------------|
| Plot             | 1 597 m <sup>2</sup>    |
| Foot print       | 547 m <sup>2</sup>      |
| Garden           | 1 050 m <sup>2</sup>    |
| Parking          | Outdoor parking spaces. |
| Cellar           | Yes                     |
| PENB             | G                       |
| Reference number | 42891                   |

This building with a 3-bedroom layout, a two-story wine cellar, and a social room is located in the village of Milín near Příbram, close to the Orlík Reservoir, on the border of the Central and South Bohemian regions. The subject of sale is a plot of land of almost 1,600 sq. m., wine cellars, and a building approved as an operational building for wine cellars.

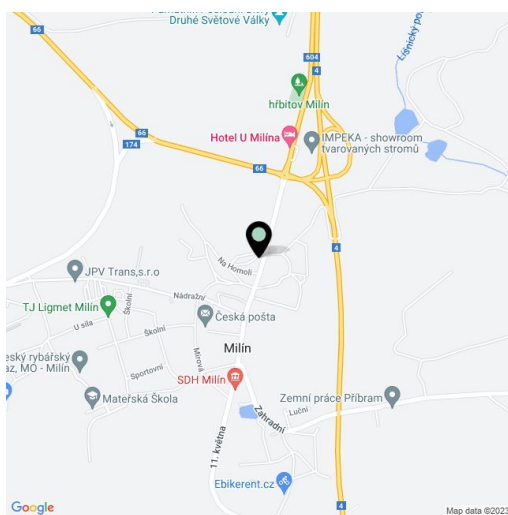
The main part of the house consists of a **large stone social room** (for up to 50 people) connected in the basement to the **wine cellar**. One level up (in the semi-basement), there is a kitchen with a dining room, a pantry, 2 separate toilets, a bathroom with a shower, and a cleaning room. There are 2 rooms and a bathroom on the ground floor, and a large bedroom in the attic.

The brick house with **wooden Euro windows** was built in 2006 during the conversion of **former brewery** cellars into wine cellars. In this environment with a stable **temperature of 10-12°C**, **800 lockable boxes** were created to archive up to **70 thousand bottles of wine**. Cellars are also accessible directly from the street. The building is connected to the municipal water supply and sewerage system; electric heating. The house has 2 terraces, 1 of which has a **pergola**, an illuminated **pétanque court**, and **parking spaces**. Part of the garden is pleasantly shaded by **massive linden trees**.

The house stands in an easily accessible and nice place near the **Church of St. Wenceslas**. A kindergarten and elementary school, a grocery store, a post office, and a municipal office are within easy walking distance. The bus that stops right by the house can take you to Příbram in 15 minutes. Traffic connections will improve even more after the completion of the next section of **the D4 highway** (estimated in 2024). A bike and hiking path passes through the village; on the eastern side, you can head towards the **Orlík or Slapy Reservoirs**, and on the western side to the **Brdy Protected Area**.

Usable area of the operational building 157.19 m<sup>2</sup>; built-up area 472 + 75 m<sup>2</sup>, garden 192 m<sup>2</sup>, the total plot of land 1,597 m<sup>2</sup> (incl. sports field and recreational areas 843 m<sup>2</sup> and other areas 15 m<sup>2</sup>).

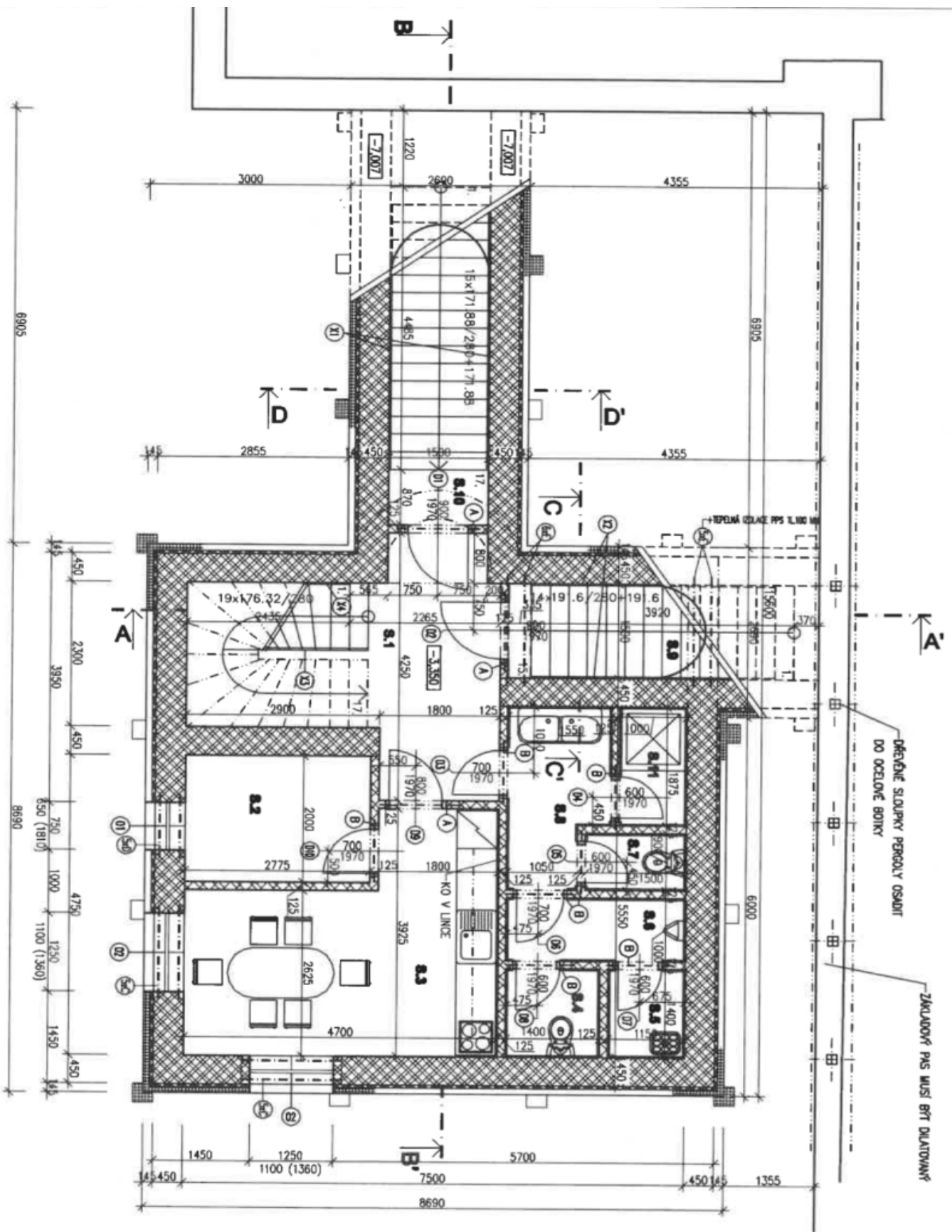
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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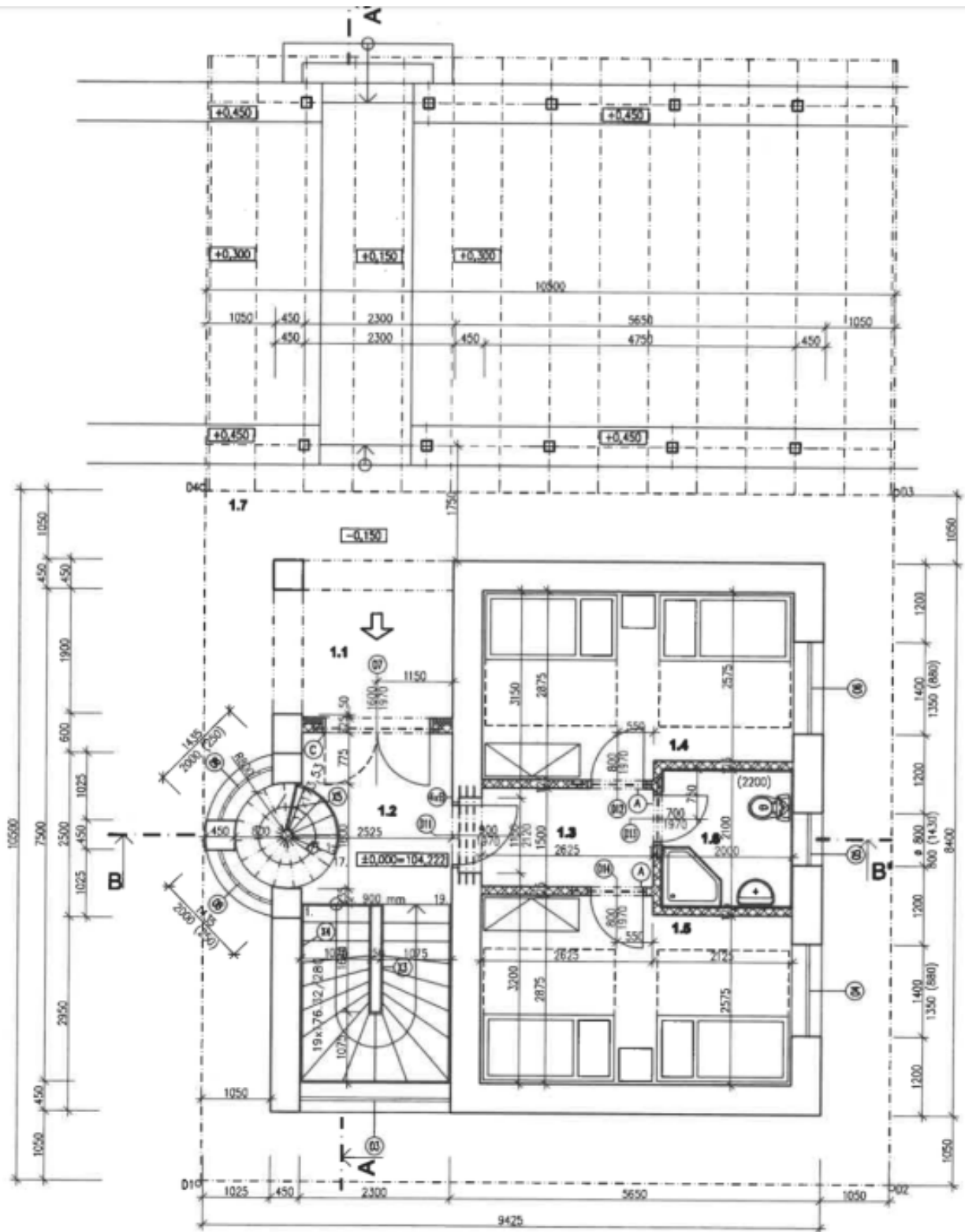
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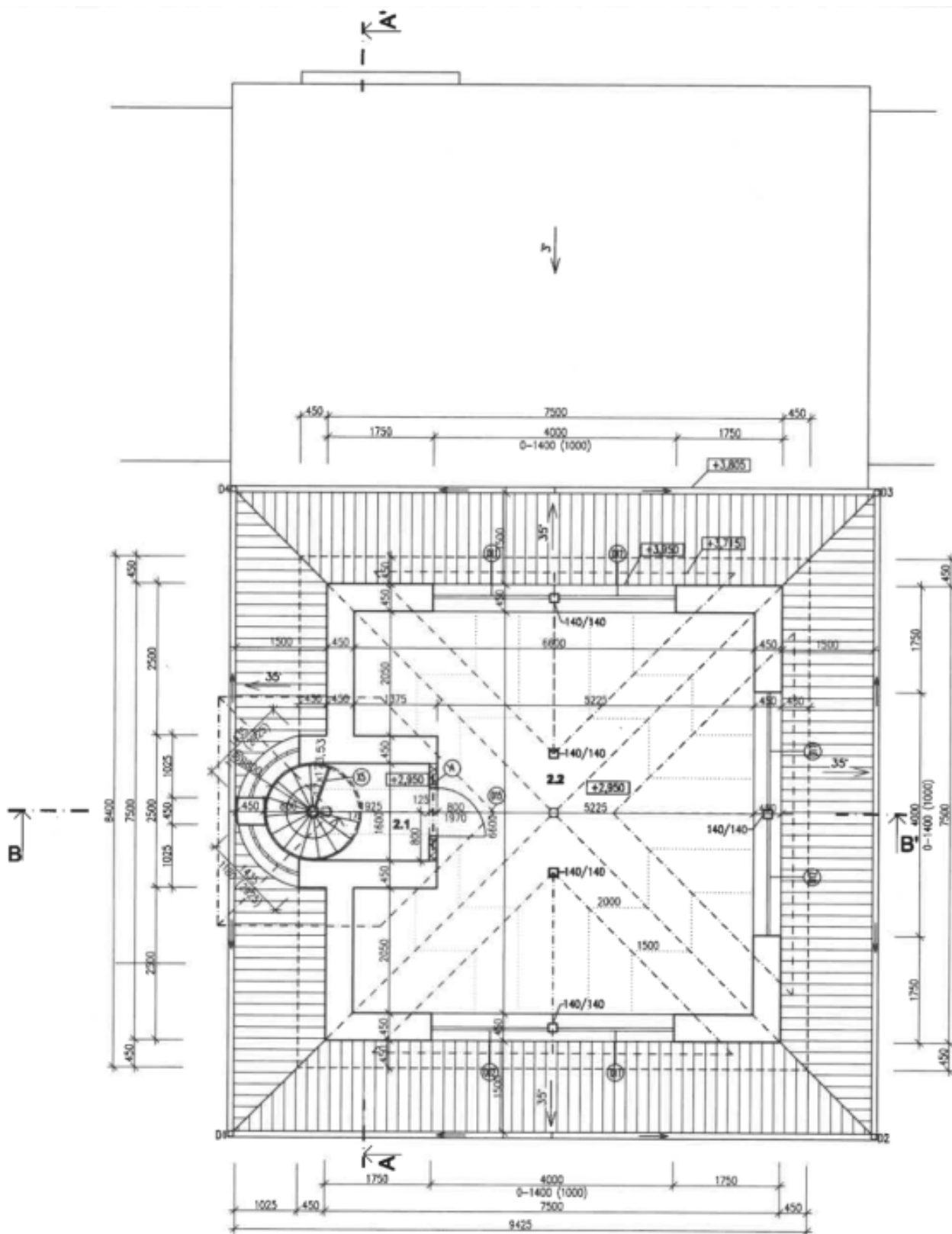
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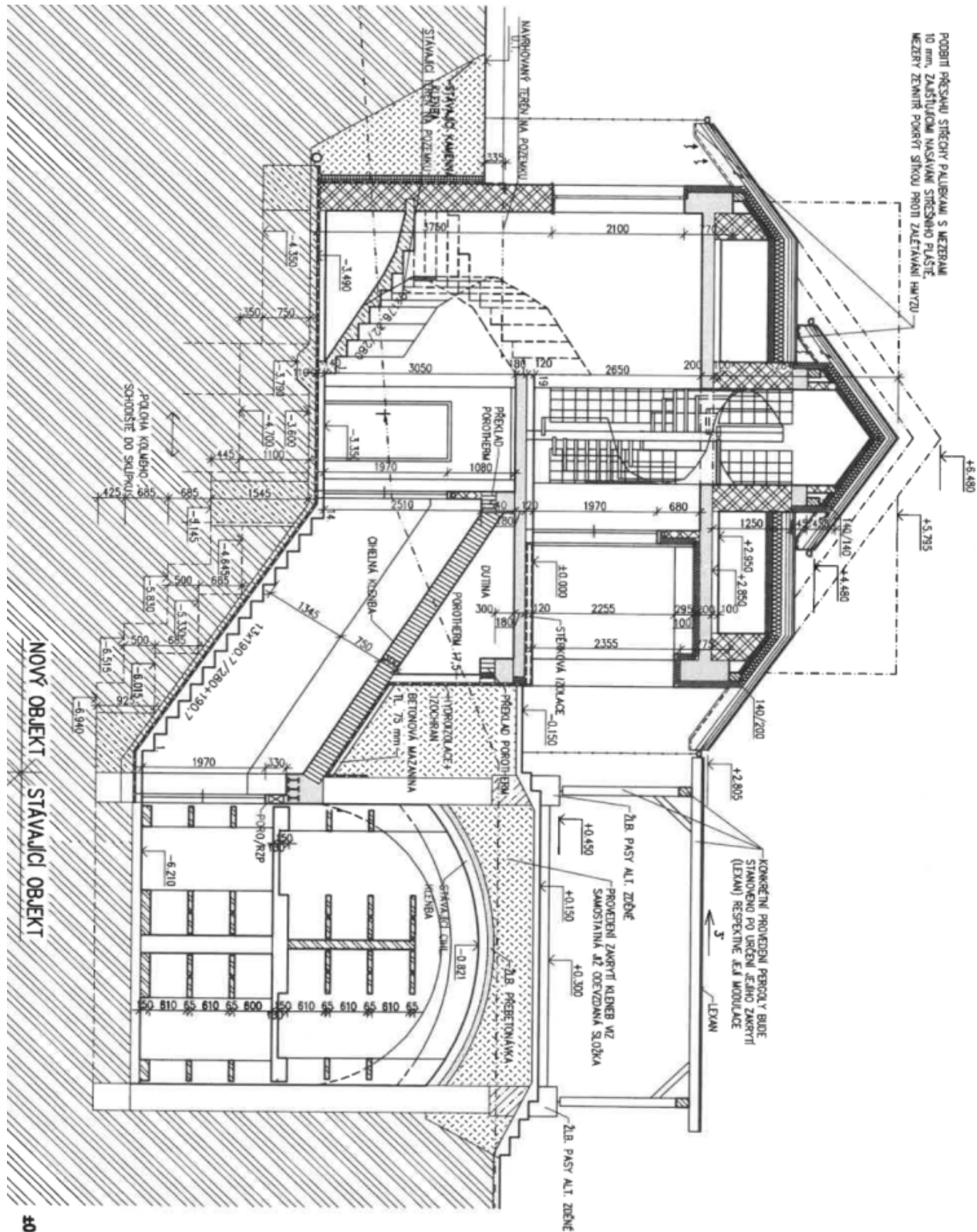
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REZ A-A'

NOVÝ OBJEKT STAVAJÍCÍ OBJEKT

±0,000=104,222

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