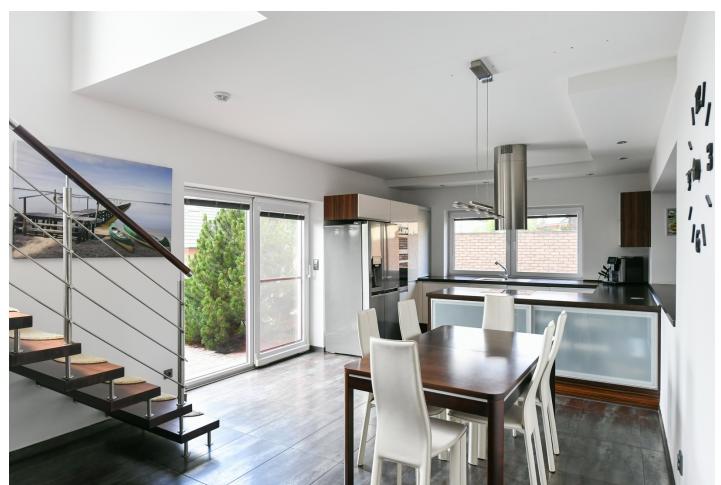




House Three-bedroom (4+kk)

€ 777 938 | CZK 18 900 000

289 m², Kladno, Malé Kyšice, Bezová



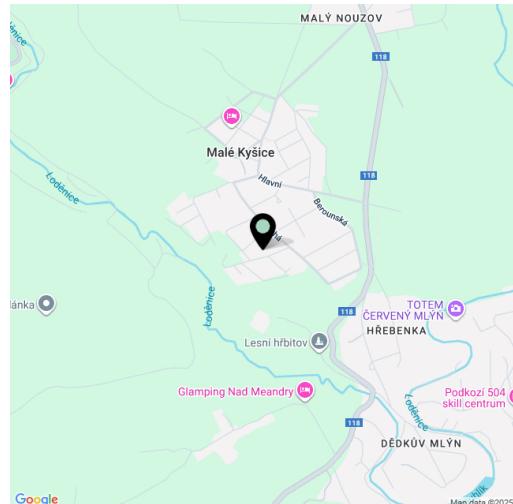


House Three-bedroom (4+kk)

€ 777 938 | CZK 18 900 000

289 m², Kladno, Malé Kyšice, Bezová

Total area	289 m ²
Plot	728 m ²
Foot print	190 m ²
Floor area	230 m ²
Terrace	20 m ²
Parking	Garage with an electric vehicle charging station
Cellar	-
PENB	A
Reference number	109234



This timeless, air-conditioned family house with an outdoor swimming pool and large double garage stands on a corner plot in a quiet, dead-end street in the picturesque village of Malé Kyšice, surrounded by the beautiful countryside of the Kladno district, about 30 km from the edge of Prague.

The ground floor consists of a living room with a fireplace and access to the terrace, an adjoining kitchen with a dining area and access to the garden, a study, a gym, a laundry room, a bathroom (with a shower, toilet, and bidet), a utility room, and an entrance hall. Upstairs are two bedrooms (one with a walk-in closet) and a large bathroom (with bathtub, shower, toilet, and double sink). Both bathrooms receive natural light through windows.

The house was built in 2011. The ground floor features tiled floors with underfloor heating, and the entire house is air-conditioned. The windows are plastic with double glazing, internal blinds, and insect screens; the main bedroom also has blackout blinds. The kitchen with a cooking island is fully fitted with built-in appliances and an American-style fridge. Heating is provided by a heat pump connected to solar panels (both installed one year ago), and the swimming pool with a counter-current system is also heated by a heat pump. The spacious garage is equipped with an electric car charging station. The automatically irrigated lawn with solitary trees and shrubs is enclosed by a brick wall and a hedge, ensuring pleasant privacy. The terrace, shaded by a pergola, faces northwest, while the garden with the pool faces southwest. The entire property is secured by an alarm and camera system.

The village offers a kindergarten, a grocery store, and a restaurant. This peaceful community, known for its rich local life, is surrounded by beautiful rolling forested countryside. Easy connections to nearby Beroun or Kladno are provided by bus. For travel to Prague's Zličín and Nemocnice Motol metro stations, suburban buses run from nearby Unhošť. The D5 and D6 highways are easily accessible by car.

Total area 288.52 m² (including a 20 m² terrace and a 38.8 m² garage), built-up area 190 m², terrace 20 m², garden 538 m², plot 728 m².



House Three-bedroom (4+kk)

289 m², Kladno, Malé Kyšice, Bezová

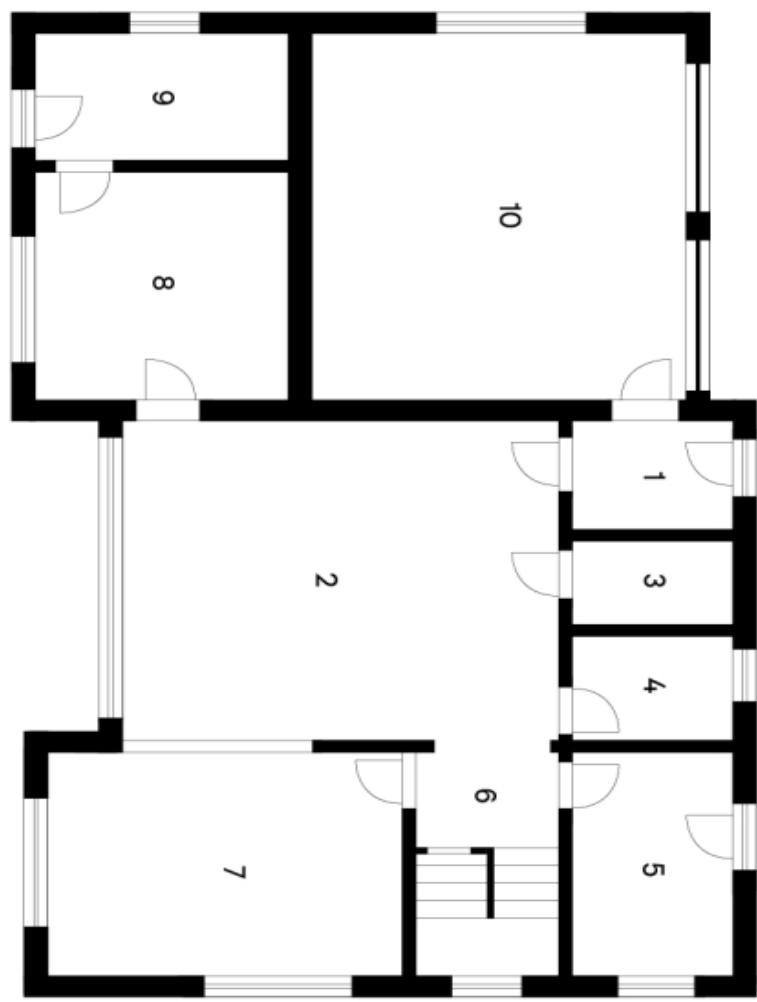
€ 777 938 | CZK 18 900 000

Bezová

Rodinný dům 4+kk

1. NP

1	Zádvěří
2	Obývací pokoj
3	Tech. místnost
4	Koupelna + WC
5	Pracovna
6	Hala
7	Kuchyně
8	Fitness
9	Sklad
10	Garáž





House Three-bedroom (4+kk)

289 m², Kladno, Malé Kyšice, Bezová

€ 777 938 | CZK 18 900 000

1 Hala
2 Pokoj
3 Koupelna + WC
4 Pokoj

Bezová

Rodinný dům 4+kk

2. NP

