



## House Nineteen-bedroom (20+kk)

€ 616 270 | CZK 15 000 000

620 m², Benešov, Soběhrdy





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Plot	6 457 m²
Foot print	3 478 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	109292

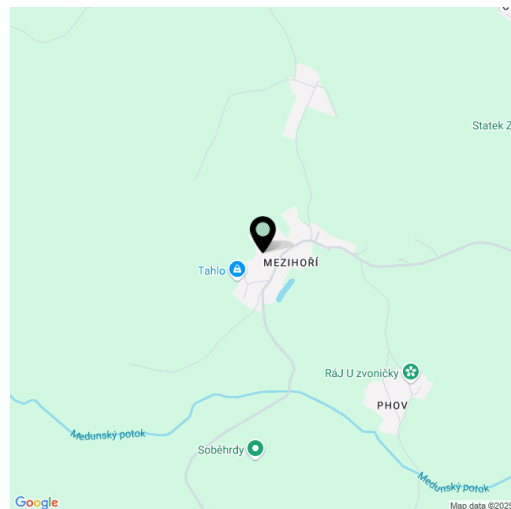
This spacious historic homestead with an orchard, a large garden, and a semi-enclosed courtyard offering maximum privacy is located in a romantic setting in the small village of Mezihoří. Despite its proximity to Prague, the village has retained its original rural character, enhanced by the picturesque, rolling landscape of Central Bohemia.

The offer includes a main house with a large **vaulted cellar**, a smaller outbuilding (a former granary), a large barn, and stone remnants of another structure.

The built-up area and courtyard cover approximately **3,500 m²**, with the potential for further **development** behind the barn. According to the zoning plan, **business activities** such as tourism or agriculture are permitted on the property. The main house has a new roof and an interior prepared for complete renovation; the barn roof has also been repaired. **A new well** is located near the house, with a second well in the garden. The electricity connection is functional. Wastewater needs to be handled by a septic tank or home wastewater treatment plant. Rainwater from the roof is diverted to the municipal storm sewer system. In the garden, there is a pond and **a small orchard** with cherry and apple trees, while the upper part of the property is lined with hazel and plum trees. The land also features several mature birch trees, **a walnut tree**, and conifers.

The homestead boasts a **prime location** in the center of the village, yet the semi-enclosed courtyard and adjacent orchard ensure complete **privacy**. Mezihoří is a charming small village near the **Sázava River**, surrounded by **forested hills** rising over 500 meters above sea level. In nearby Soběhrdy (of which Mezihoří is a part) is **a popular Farm Park**, and in nearby Petroupim a highly regarded **Archa kindergarten and elementary school**. Mezihoří is located about 8 km from Benešov, a town with full civic amenities, and 35 km from the edge of Prague, easily accessible via the D1 highway. From nearby Čerčany, frequent and fast train connections run to the Prague Main Railway Station. Bus service is also available between Mezihoří and Benešov.

Floor area of the buildings approx. 620 m², uilt-up area and courtyard 3,478 m², garden 2,979 m², plot 6,457 m² (including 234 m² of water area).





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