



## House Nine-bedroom (10+kk)

1 292 m<sup>2</sup>, Kladno, Ledce

Ask for price







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Plot	26 490 m <sup>2</sup>
Foot print	2 273 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	109653

This country multi-generational estate with impressive Baroque gables offers comfortable and modern living for a large family of horse lovers. Sensitively renovated, it provides ample space and complete facilities for both two-legged and four-legged residents in a beautiful and peaceful setting in a small village surrounded by a nature park. The total land area of 26,490 m<sup>2</sup> ensures complete privacy, a wide range of possible uses, and ideal conditions for horse breeding or other agricultural activities.

The farmhouse estate has been furnished with stylish interiors after a **complete and architecturally sensitive reconstruction**. The comfortable facilities include an **indoor swimming pool in the winter garden**, a **sauna**, a **wine cellar**, a **landscaped courtyard with a pergola and outdoor kitchen**, and a **stable with individual stalls for 12 horses**. **Massive wooden plank floors**, roughly plastered walls, visible beams - all are tastefully combined with a **modern design**. During the reconstruction the original elements were preserved and repaired - where it was not possible, replicas were installed.

The equipment for horses includes **two saddles**, a walk-in closet for clients, a horse shower, an illuminated **covered hall** measuring 21x36 meters and an **outdoor riding hall** measuring 34x48 meters. On the farmland, adjacent to the outdoor riding hall, **winter and summer runs for horses** are set.

The heating of the main and adjacent building and water in the swimming pool is via a **gas heating system**. The property is connected to the **municipal sewerage system**. The building is supplied with drinking water from the **municipal water supply system**, for feeding horses, automatic irrigation of the garden, and for other purposes there are **two dug wells**.

There are many beautiful routes for horseback riding, biking, or hiking trips. Bus connection to Kladno, and Prague is easily accessible by car from the nearby **D6 highway** (approx. 25-minute drive).

Total area of the house 933.61 m<sup>2</sup>, the stables are 358.25 m<sup>2</sup> (including the outdoor area 20.55 m<sup>2</sup>), the built-up area is 2,273 m<sup>2</sup>, the plot is 26,490 m<sup>2</sup>.