



House Six-bedroom (7+kk)

€ 1 171 393 | CZK 28 500 000

325 m², Beroun, Vysoký Újezd, U Remízku





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Total area	325 m²
Plot	979 m²
Floor area	280 m²
Parking	Double garage
Cellar	-
PENB	C
Reference number	110382

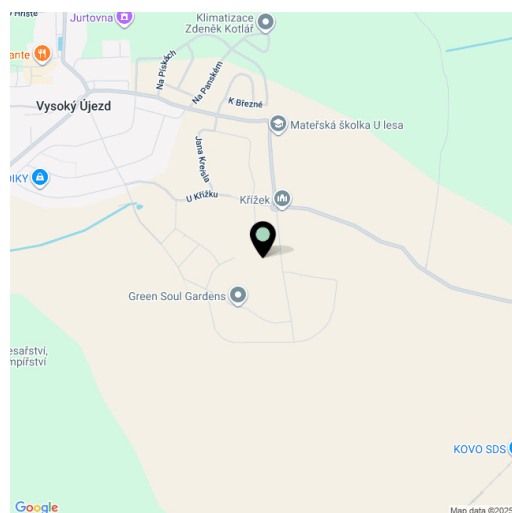
This spacious, air-conditioned family house, designed for multi-generational living, is set on a sunny southwest-facing slope next to a small woodland grove, offering views of the surrounding countryside in Vysoký Újezd, just 15 minutes from Zličín or 30 minutes from the center of Prague.

The ground floor of this two-story house consists of a large **open plan** living room with a dining area and kitchen, a guest room or study, a walk-in closet, a bathroom with a shower, a separate toilet, a utility room, **a double garage**, a workshop, and an entrance hall with a staircase. The upper floor offers five bedrooms, a spacious walk-in closet, and two bathrooms. With a simple adjustment (utility connections are already prepared), it is possible to create an **independent apartment** with a 1-bedroom or 2-bedroom layout, **a terrace**, and its own private entrance. The **southwesterly** orientation of the main living areas brings plenty of natural light into the interior.

The house is built of brick and will be fully approved before being handed over to the new owner. The completion standard includes final finishes—floors, interior doors, and bathrooms with all sanitary ware. Heating is provided by a **heat pump** with **underfloor heating** throughout the property, and gas is also connected. The ground floor features **large-format aluminum windows**, while the upper floor has plastic windows. The standard also includes **air-conditioning** and a preparation for the installation of photovoltaic panels, external blinds, and an EV charging station.

The highly sought-after Central Bohemian micro-location is best known for the **Albatross Golf Resort**, a regular host of the European Tour, and Papilio Restaurant, recognized by the Gault&Millau guide. The village also offers a grocery store, an Italian restaurant, a library, a post office, a municipal office, and **a kindergarten and elementary school** (currently preparing to expand with higher grades). **Full amenities** can be found in nearby Rudná or in Zličín, which is also reachable by Prague Integrated Transport buses. From Nučice, there are regular train connections to Prague-Smíchov railway station.

Total area 324.76 m² (of which garage 44.8 m²), plot 979 m².

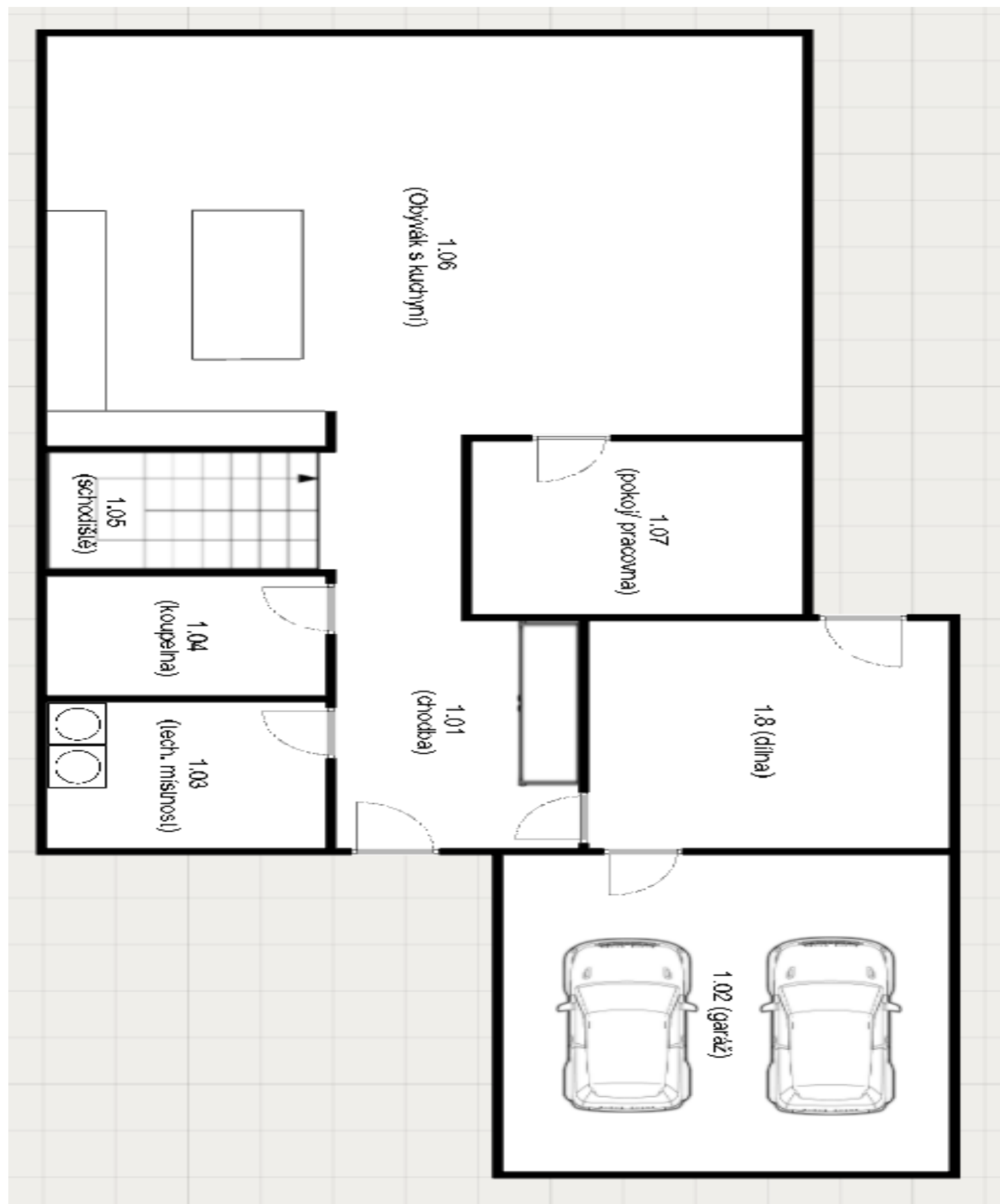




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