



## House Three-bedroom (4+kk)

€ 391 027 | CZK 9 500 000

100 m<sup>2</sup>, Pelhřimov, Kámen



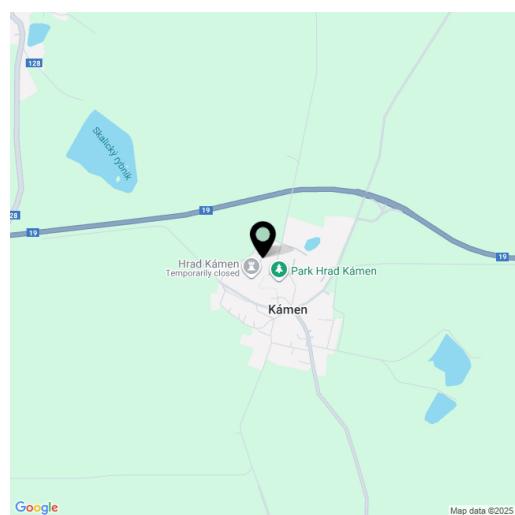


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Plot	931 m <sup>2</sup>
Foot print	343 m <sup>2</sup>
Garden	587 m <sup>2</sup>
Parking	Parking on the plot
Cellar	Yes
PENB	G
Reference number	110416



**This stylish cottage in a romantic setting beneath the historic Kámen Castle, in the village of Kámen (Pelhřimov District, Vysočina Region), offers facilities for both recreation and permanent living. Originally a small agricultural homestead over 150 years old, it has preserved the charm of traditional rural architecture and includes a main building with three rooms, a spacious barn, and a separate guest house.**

The interior of the main house features a living area with a dining section and fully equipped kitchen, three bedrooms, two bathrooms with showers, and a separate toilet. The converted barn offers a space used as a **summer cinema**, while the mature garden includes a terrace with seating, a firepit, and a swimming pool. **Parking spaces** are available directly on the property.

The property, located within the **protective zone of Kámen Castle**, was completely renovated in 2022 (with the exception of the roof). Windows are wooden; floors have durable tiles; heating is provided by **underfloor heating** and a stove connected to an electric boiler.

The picturesque region once home to the poet Antonín Sova offers numerous opportunities for hiking and cycling, enchanting anyone seeking the **authenticity of the Czech countryside**. The area is also exceptionally rich in honest **local products and traditional crafts**: a **family microbrewery** operates in Pacov, a **dairy** in Pošná produces homemade yogurts, curd, and cheeses, and Cetoraz is known for its goat milk delicacies. Thanks to convenient connections to the **D1 and D3 highways**, the village of Kámen is easily accessible from Prague, Brno, and České Budějovice.

Total area of the house 100 m<sup>2</sup>, garden 587 m<sup>2</sup>, build-up area 343 m<sup>2</sup>, plot 931 m<sup>2</sup>.