



## House Three-bedroom (4+kk)

€ 1 129 786 | CZK 27 499 000

316 m<sup>2</sup>, Beroun, Hýskov, Pod Klukem







## House Three-bedroom (4+kk)

€ 1 129 786 | CZK 27 499 000

316 m<sup>2</sup>, Beroun, Hýskov, Pod Klukem

Plot	2 505 m <sup>2</sup>
Foot print	171 m <sup>2</sup>
Garden	2 189 m <sup>2</sup>
Parking	Parking for 2 cars under a carport next to the house
Cellar	-
PENB	B
Reference number	110535

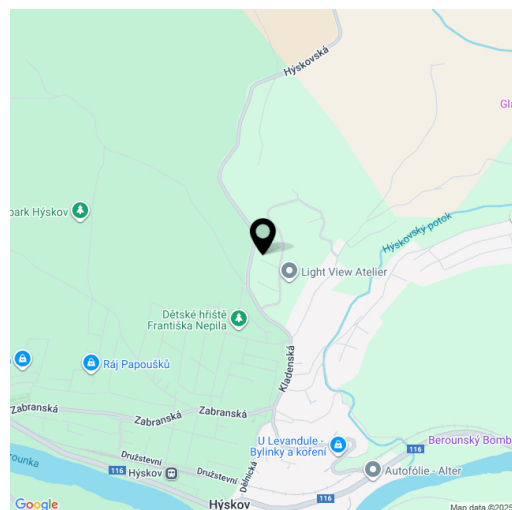
This modern, barrier-free family house with stunning views is set within a spacious, meticulously landscaped garden in a charming location on the edge of the Křivoklátsko Protected Landscape Area, close to the Berounka River, yet within easy commuting distance to Prague.

The well-organized layout features an almost **70 m<sup>2</sup> living space** with an open kitchen and dining area, a master bedroom with en-suite bathroom (shower, WC) and a walk-in closet, two additional bedrooms, a central bathroom (with bathtub), a separate toilet, a utility room, a storage room, and an entrance hall. All main living areas open onto a **southwest-facing garden terrace**, offering spectacular **sunsets** over the **surrounding natural landscape**.

The house was completed in 2021. The floors are vinyl floating floors, while the bathrooms feature **large-format Italian tiles**. The plastic windows are triple-glazed and equipped with **externally operated electric shutters**. Underfloor heating throughout the house is provided by a gas condensing boiler, supplemented by a **wood-burning fireplace** in the living room. A **brine water softener** is also included. Thanks to the combination of two building plots, there are two direct entrances to the garden, and both plots have separate utility connections. The garden is maintained with an **automatic irrigation system** connected to **two rainwater retention tanks**. It features **romantic corners**, mature **fruit trees**, **herb beds**, and a **stone fire pit**, while a saltwater **pool** (4 x 8 m) provides perfect relaxation. **Parking for two cars** is available under a carport next to the house, and a shed is provided for storing garden tools, bicycles, tires, and **carriers**.

The village of Hýskov is located on the outskirts of Beroun, within easy commuting distance to Prague—the edge of the city is approximately 20 km away, with quick access to the D5 highway. The village offers a kindergarten and elementary school, shops, and a post office, and excellent transport connections to Beroun via train or bus. The biggest advantage of the location is its **natural surroundings**: to one side lie the deep **Křivokláts forests**, and to the other the **Český kras Protected Landscape Area**.

Total area 316 m<sup>2</sup>, built-up area 171 m<sup>2</sup>, garden 2,189 m<sup>2</sup>, plot 2,505 m<sup>2</sup>.





# House Three-bedroom (4+kk)

€ 1 129 786 | CZK 27 499 000

316 m<sup>2</sup>, Beroun, Hýskov, Pod Klukem

