



House Four-bedroom (5+kk)

179 m², Beroun, Trubín, Větrná

€ 637 580 | CZK 15 490 000



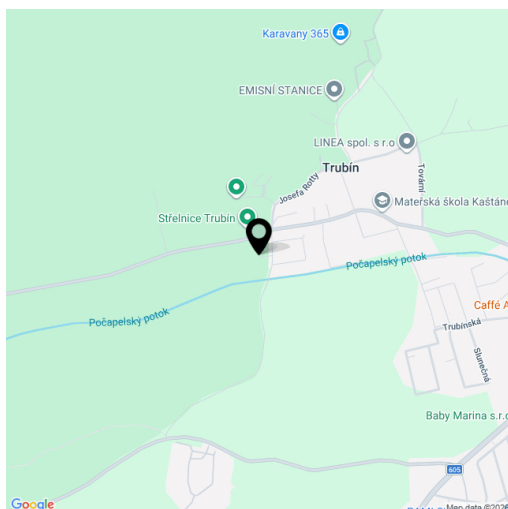


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Plot	1 004 m ²
Garden	824 m ²
Parking	Garage
Cellar	-
PENB	A
Reference number	111539



This energy-efficient four-bedroom house, located at the end of a cul-de-sac in the village of Trubín in the Beroun region, offers not only extensive countryside views but also exceptional privacy and tranquility. A nearby access point to the D5 highway provides quick connections to Prague, Plzeň, and Hořovice.

The interior, furnished in a subtle rustic style, is spread out over two floors. The ground floor consists of an open plan living space connected to the dining area and **fully equipped kitchen**, enhanced by exposed ceiling beams and a freestanding **wood-burning stove**. Multiple direct exits from this generously sized room lead into the garden. This level also includes a study/guest bedroom, a bathroom with a shower and washing machine connection, a separate toilet, an entrance hall, and a **garage** currently used as a **workshop** (all workshop equipment is included in the purchase price). The upper floor offers three bedrooms (one with a walk-in wardrobe) and a shared bathroom with a corner bathtub and toilet. The architectural design of the upper level also allows for the construction of two terraces.

The insulated brick house, approved for use in 2022, meets the most energy-efficient class A standard. **Underfloor heating** runs beneath the vinyl floor throughout the property, large-format windows are fitted with **exterior blinds**, and the infrastructure is prepared for the installation of air-conditioning. Security is ensured by a **Jablotron** camera and alarm system. An extensive study with a layout and planting plan has already been completed for the garden.

The Central Bohemian village of **Trubín** borders the protected landscape and **Křivoklátsko** biosphere reserve to the west. The village offers a private kindergarten, a playground, an indoor shooting range, and a municipal office, while the nearby town of Králův Dvůr provides full civic amenities, including kindergartens, primary and special schools, sports facilities, hobby clubs, a new shopping center, local shops, and restaurants. The historic town of **Beroun** is just a few minutes' drive away or reachable via a regular bus line stopping in central Trubín.

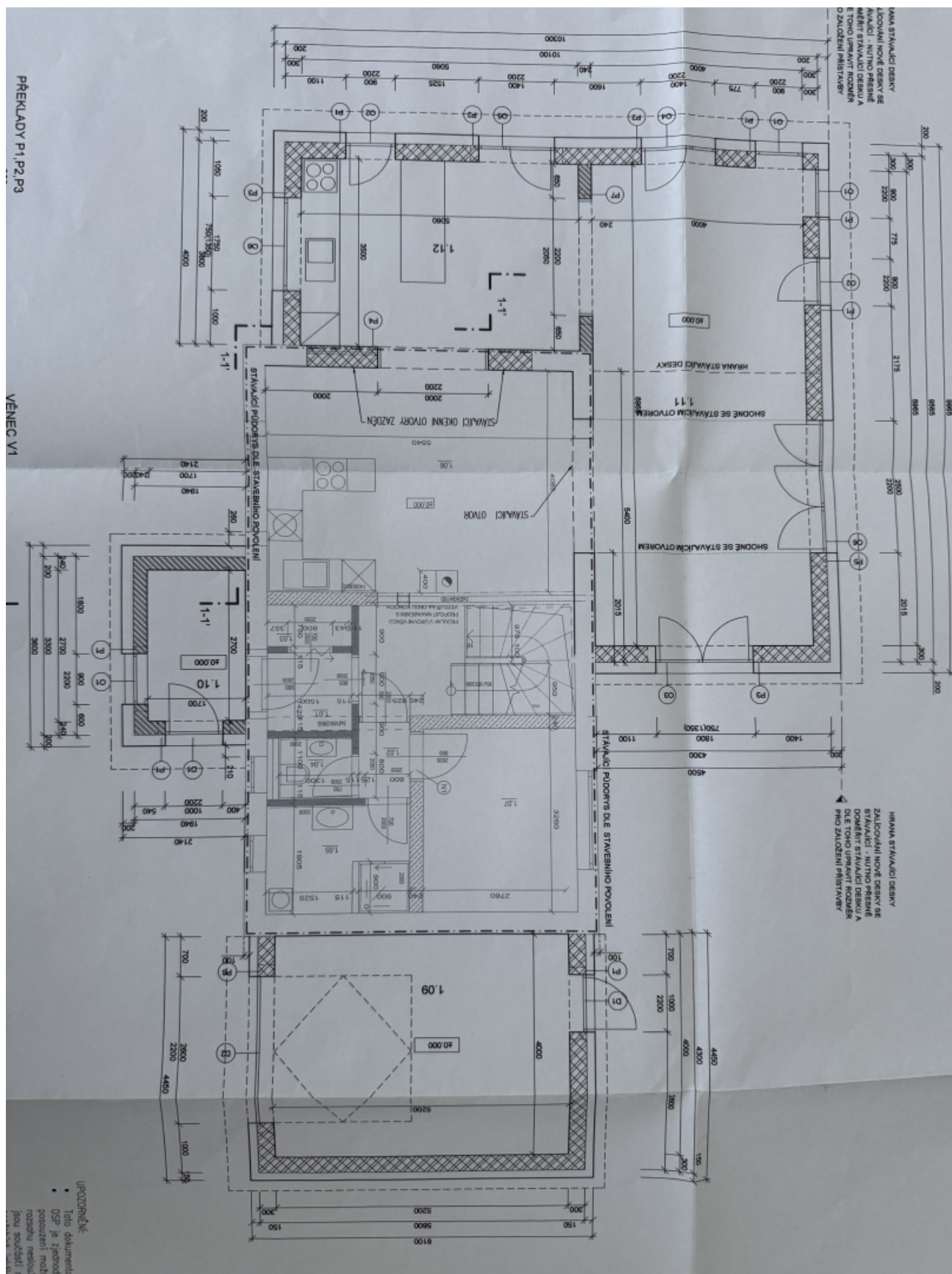
Total area 179.34 m² (including garage 20.8 m²), garden 824 m², plot 1,004 m².



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