



House Three-bedroom (4+1)

€ 502 161 | CZK 12 200 000

157 m², Příbram, Milín, 11. května





House Three-bedroom (4+1)

€ 502 161 | CZK 12 200 000

157 m², Příbram, Milín, 11. května

Plot	1 597 m²
Foot print	547 m²
Garden	1 050 m²
Parking	Outdoor parking spaces.
Cellar	Yes
PENB	G
Reference number	42891

This building with a **3-bedroom layout**, a **two-story wine cellar**, and a **social room** is located in the village of **Milín** near **Příbram**, close to the **Orlík Reservoir**, on the border of the **Central and South Bohemian regions**. The subject of sale is a plot of land of almost 1,600 sq. m., wine cellars, and a building approved as an operational building for wine cellars.

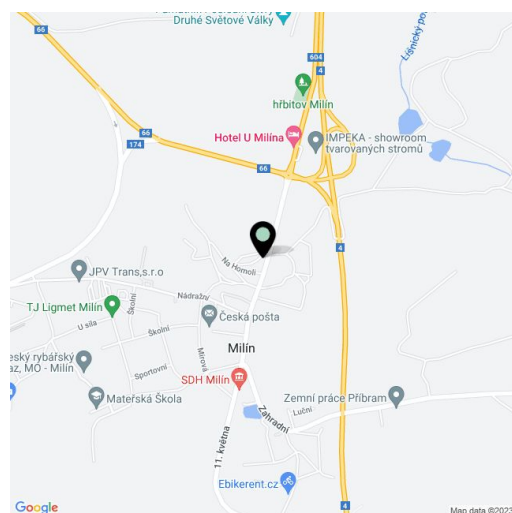
The main part of the house consists of a **large stone social room** (for up to 50 people) connected in the basement to the **wine cellar**. One level up (in the semi-basement), there is a kitchen with a dining room, a pantry, 2 separate toilets, a bathroom with a shower, and a cleaning room. There are 2 rooms and a bathroom on the ground floor, and a large bedroom in the attic.

The brick house with **wooden Euro windows** was built in 2006 during the conversion of **former brewery cellars** into wine cellars. In this environment with a stable **temperature of 10-12°C**, **800 lockable boxes** were created to archive up to **70 thousand bottles of wine**. Cellars are also accessible directly from the street. The building is connected to the municipal water supply and sewerage system; electric heating. The house has 2 terraces, 1 of which has a **pergola**, an illuminated **pétanque court**, and **parking spaces**. Part of the garden is pleasantly shaded by **massive linden trees**.

The house stands in an easily accessible and nice place near the **Church of St. Wenceslas**. A kindergarten and elementary school, a grocery store, a post office, and a municipal office are within easy walking distance. The bus that stops right by the house can take you to Příbram in 15 minutes. Traffic connections will improve even more after the completion of the next section of the **D4 highway** (estimated in 2024). A bike and hiking path passes through the village; on the eastern side, you can head towards the **Orlík or Slapy Reservoirs**, and on the western side to the **Brdy Protected Area**.

Usable area of the operational building 157.19 m²; built-up area 472 + 75 m², garden 192 m², the total plot of land 1,597 m² (incl. sports field and recreational areas 843 m² and other areas 15 m²).

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

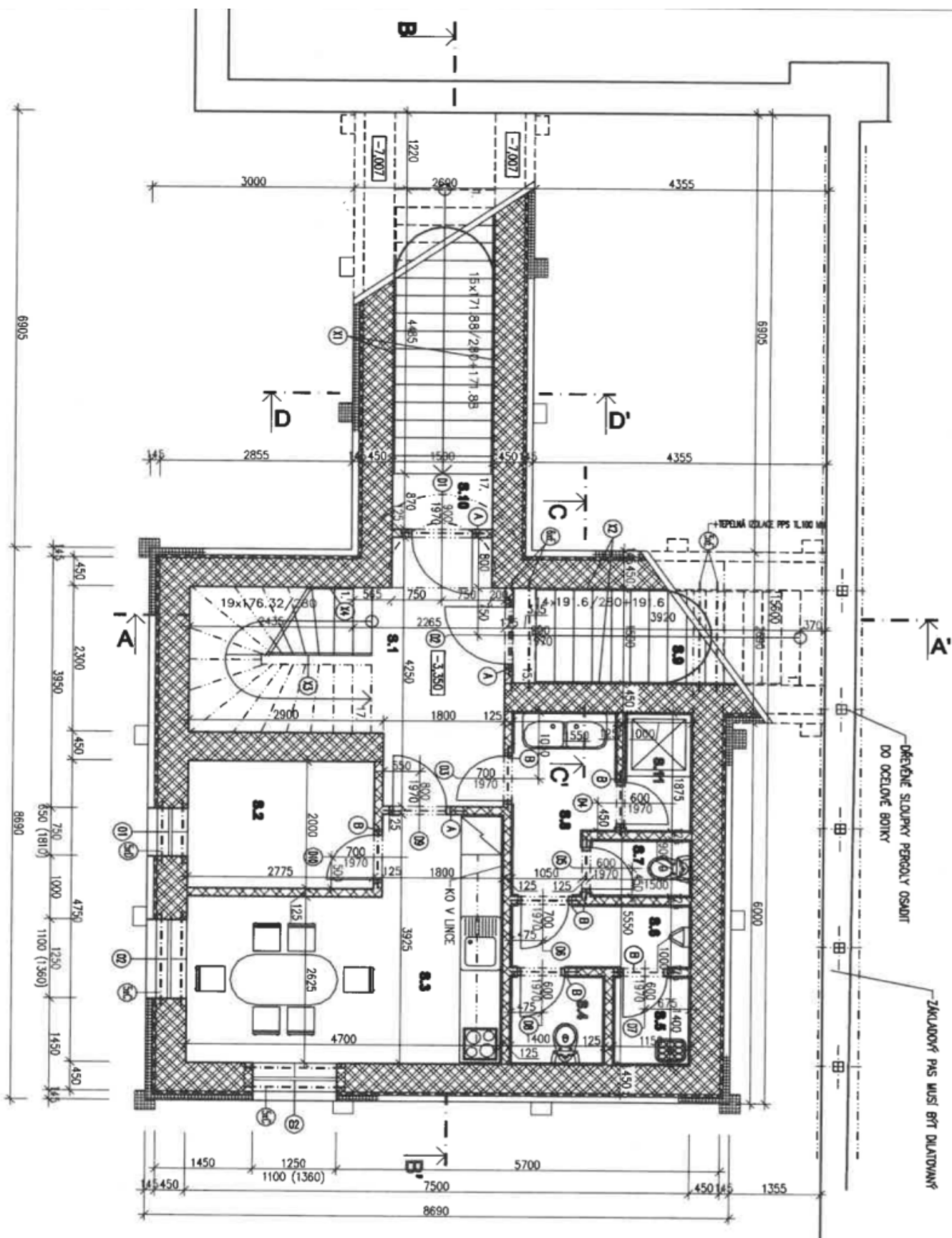




House Three-bedroom (4+1)

€ 502 161 | CZK 12 200 000

157 m², Příbram, Milín, 11. května



€ 502 161 | CZK 12 200 000

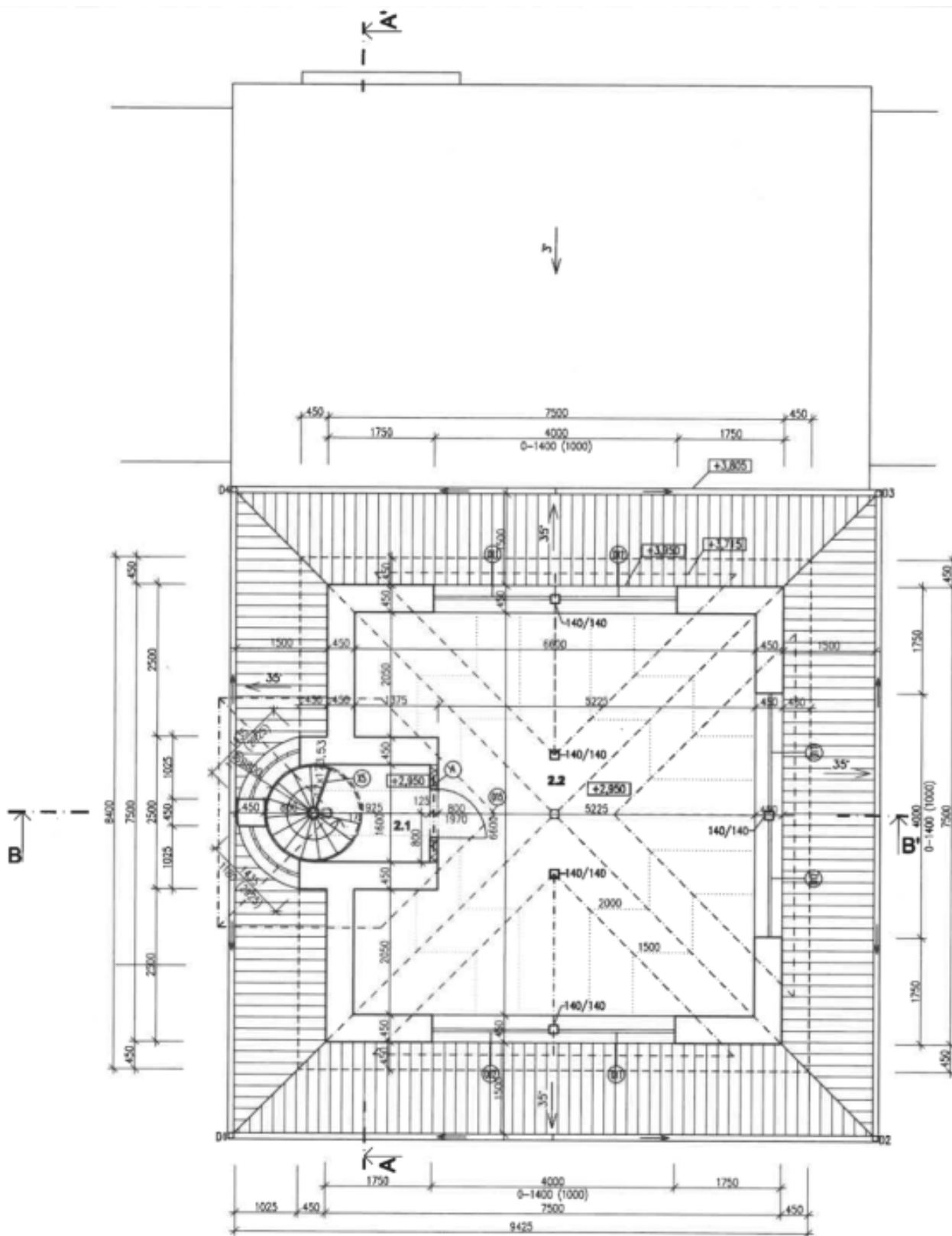
The floor plan shows a building with a total width of 10500 mm and a total depth of 8400 mm. The main structure is divided into several rooms and a central corridor. The rooms are labeled 1.1, 1.2, 1.3, 1.4, and 1.5. Room 1.1 is a large room on the left, containing a circular staircase. Room 1.2 is a smaller room adjacent to 1.1. Room 1.3 is a large room in the center, containing a staircase. Room 1.4 is a room on the right, containing a staircase. Room 1.5 is a room on the right, containing a staircase. The plan includes detailed dimensions for room sizes, wall thicknesses, and overall building footprint. A circular staircase is located on the left side, and a central corridor connects the rooms. The plan is oriented with a north arrow pointing towards the top right.



House Three-bedroom (4+1)

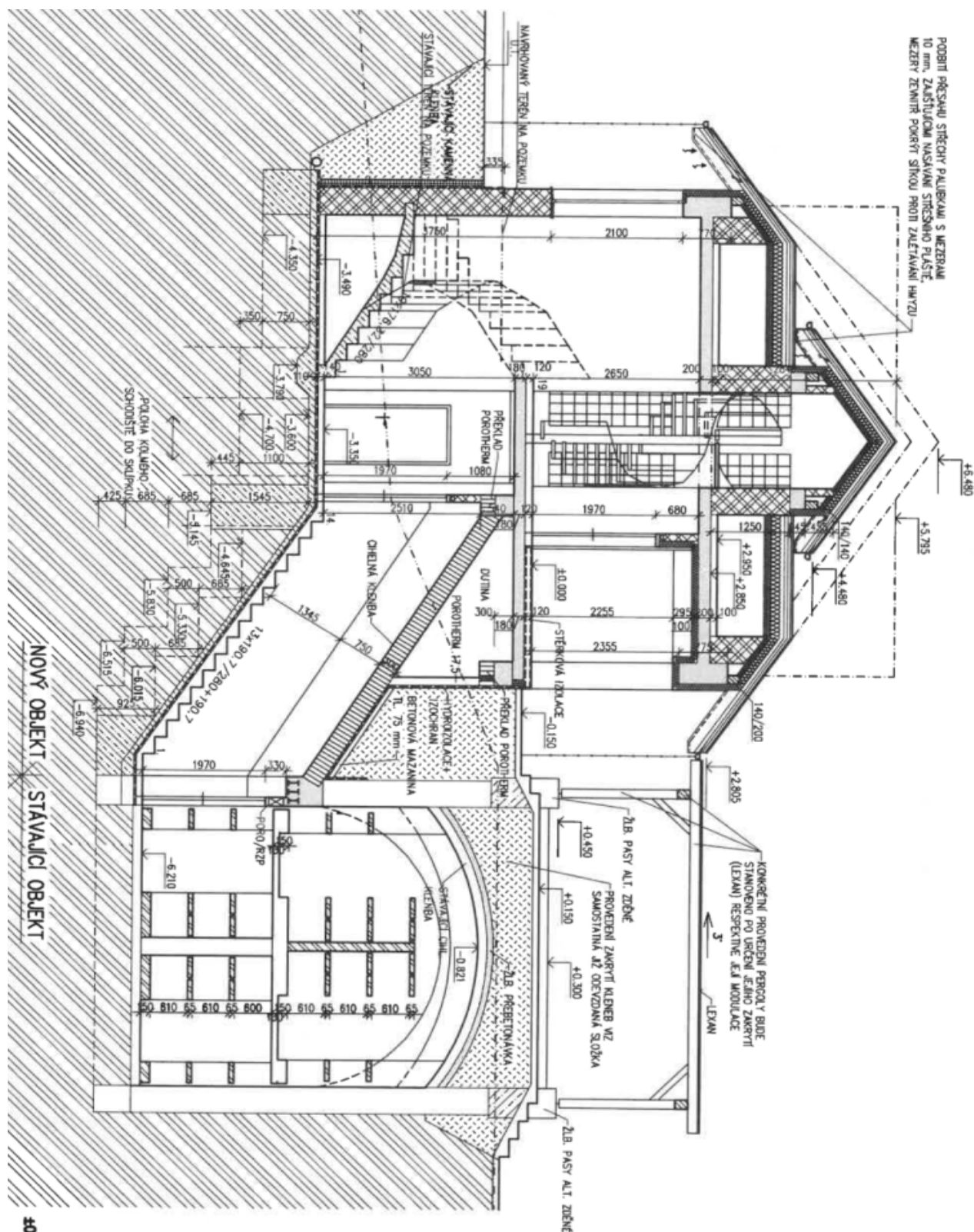
€ 502 161 | CZK 12 200 000

157 m², Příbram, Milín, 11. května



€ 502 161 | CZK 12 200 000

ŘEZ A-A'



£0,000=104,222

157 m², Příbram, Milín, 11. května

£0,000=104,222

