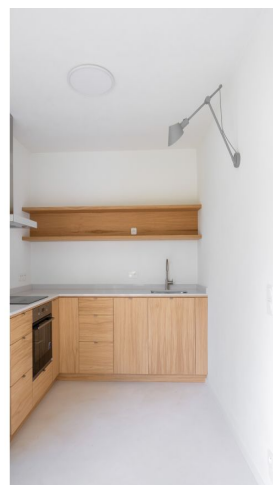




House One-bedroom (2+kk)

€ 322 647 | CZK 7 900 000

113 m², Benešov, Mezno



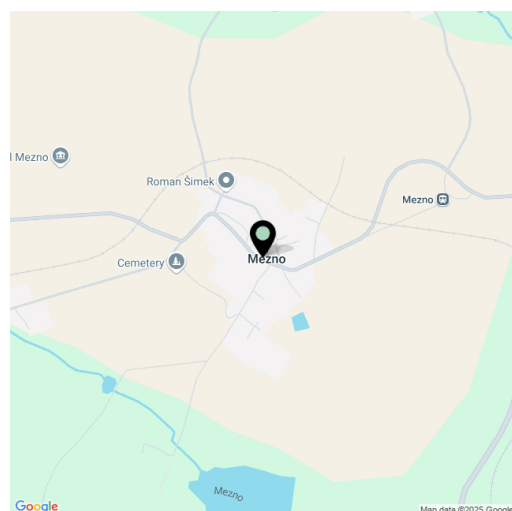


House One-bedroom (2+kk)

€ 322 647 | CZK 7 900 000

113 m², Benešov, Mezno

Total area	113 m²
Plot	1 310 m²
Foot print	79 m²
Floor area	59 m²
Terrace	53 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	102692



This elegant and timeless rural building with a large garden and soothing views of the surrounding countryside is tastefully integrated into a quiet secluded corner in the Česká Sibiř area on the border of the Central and South Bohemia regions, about a 15-minute drive from the popular Monínec ski resort.

The house was designed to be variously used as both vacation and year-round living for a small family or followers of minimalism. The layout consists of a living room with a large-format sliding portal towards a **southeast-facing terrace**, a fully equipped kitchen, 1 bedroom, an entrance hall, and an airy bathroom with a walk-in shower and toilet.

As part of the **complete reconstruction** and new extension, the house was reworked down to the **smallest detail**. The appearance of the interior and exterior was inspired by the **Nordic style**. Water distribution, modern electrical wiring, and insulated ceilings are new. The electrically heated floor is made of **wood and designer tiles**, the windows boast a pleasant menthol color. The **fireplace stove** creates a cozy atmosphere in the living room. The **extensive garden** has its own **water well** and a sump. The property also includes a private driveway and there is a preparation for the installation of a charging station for electric cars.

The surroundings provide **perfect privacy**. The town of Miličín, which is less than 5 minutes away by car, has a complete infrastructure. The drive to Prague takes around 45 minutes, which will be shortened even more after the construction of the nearest section of the **D3 highway**, which will divert traffic from the nearby main road. The surrounding area offers many tourist destinations—**Monínec**, **Orlík**, the Vrchotovy Janovice castle with a **beautiful park**, the historic town of Tábor, the **Chýnovské Caves**, or the **Blaník mountain natural monument**.

Usable area 112.52 m² (of which interior 59.27 m², terrace 53.25 m²), built-up area 79 m², garden 1,231 m², plot 1,310 m².

The property is approved as a family home.



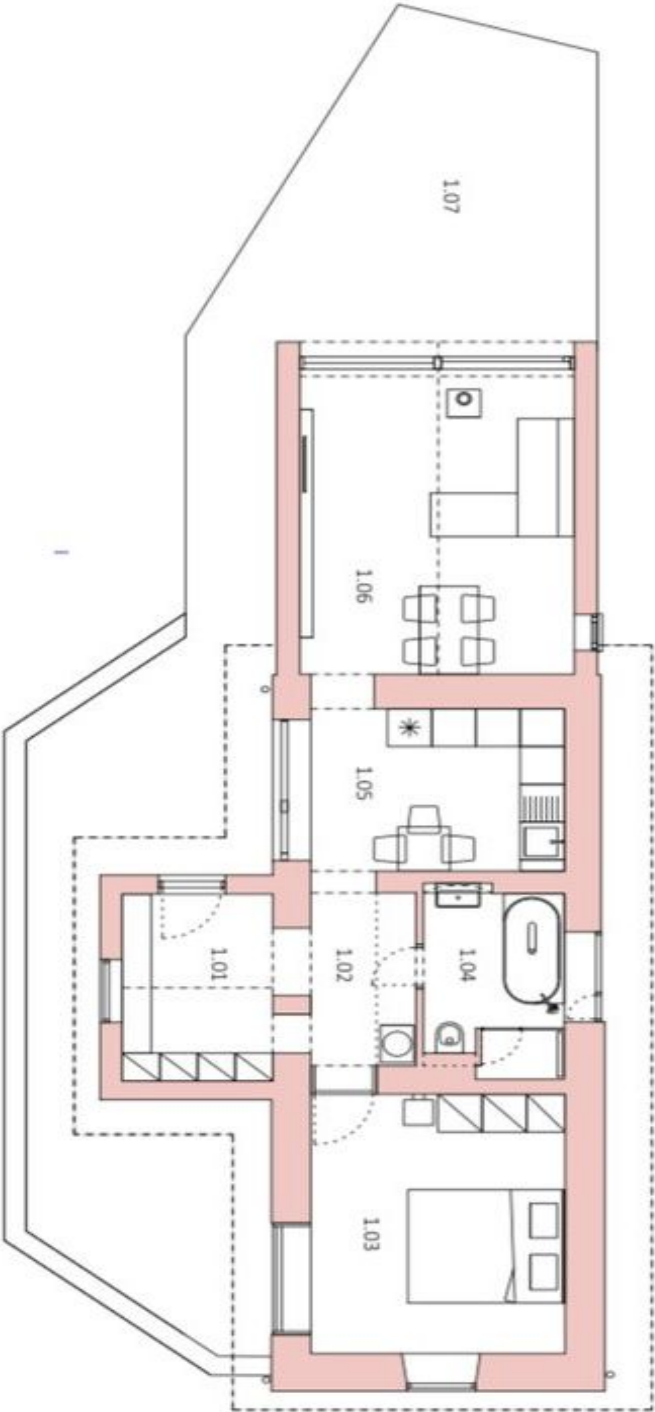
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PŮDORYS

Č. M.	MÍSTNOST	M²
1.01	ZÁDVEŘÍ	6,10
1.02	CHODBA	3,82
1.03	LOŽNICE	14,79
1.04	KOUPELNA	6,09
1.05	KUCHYŇ	9,80
1.06	OBÝVACÍ POKOJ	18,67
1.07	TERASA	53,25
CELKEM		112,52





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