Sale of a family house, 189 sqm, on a plot of 595 sqm, Bubovice

189 m² | Rovná, Bubovice, Beroun, Central Bohemia | Sold

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	**N6222**	Price	**Sold**
Address	**Rovná, Bubovice, Beroun, Central Bohemia**	Type	**Houses**
Category	**Family House**	Usable area	**189 m²**
Number of rooms	**5 and more rooms**	Offer status	**Sold**
Land area	**595 m²**	Built up area	**95 m²**
Floor area	**153 m²**	Garden area	**500 m²**
Energy performance of the building	**C - Economical**	Device	**Yes**
Parking	**2**	Terrace	**37 m²**
Lift	**No**		

About real estate

We offer exclusively for sale a two-storey family house with a well-thought-out layout of 5+kt with a living area of 159 sqm on a plot of 595 sqm located in the village of Bubovice in the Beroun region. The house is at the end of a cul-de-sac and behind it is idyllically surrounded only by nature and fields.

On the 1st floor of the house there is a spacious hallway, which is connected to an airy, open and sunny living room with dining room and kitchenette (total 49 sqm). From this part of the house there is direct access to the terrace thanks to the French windows that connect the living space with the outdoor space, providing a beautiful view of the garden. Furthermore, the ground floor offers a guest room (12.3 sqm) which also has direct access to the garden behind the house, a bathroom with shower, toilet and a utility room. There is underfloor heating on the entire floor.
A beautiful wide wooden staircase leads to the 2nd floor. There is a master bedroom (15.9 sqm), a study (13.3 sqm) and a large children's room (18.7 sqm). Upstairs there is a practical laundry room with sink and a large bathroom with bath, spacious shower and toilet. Another storage space in the house is the attic, which is accessible from the 2nd floor.

The garden is sensitively and tastefully planted with shrubs and trees, already on arrival you will be attracted by the beautiful plane trees. In front of the house there is space for parking for two cars.

Bubovice has excellent transport accessibility and is only 10 minutes by car from Zličín in Prague 5. The village is located in the protected landscape area of the Bohemian Karst and there are many cultural and natural monuments in the vicinity, such as Karlštejn Castle, Velká Amerika Quarry, Svatý Jan pod Skalou, Solvayovy quarries. Transport services are provided by regular bus connections from the village or by train connections from nearby Lodenice.