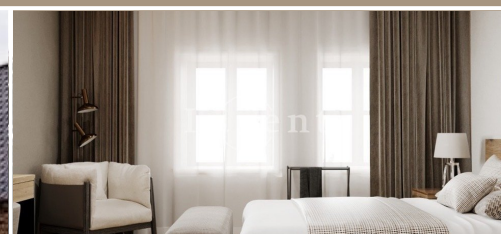




## Sale a family house 5+kt, 306 sqm, on a plot of 1687 sqm, Benešov - Kácova Lhota



306 m<sup>2</sup> Kozmice, Kácova Lhota, Benešov, Central Bohemia 15 500 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6891</b>	Price	<b>15 500 000 CZK per property</b>
Address	<b>Kozmice, Kácova Lhota, Benešov, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>306 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 687 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>No</b>	Lift	<b>No</b>

## About real estate

We offer for sale an exceptional family house - cottage in Kácova Lhota in the Benešov region. The house is undergoing reconstruction and reconstruction of the original cottage, which aims at a complete modernization of the house, including the layout and technological solution and sensitive preservation of the original character of the cottage. The property will be ready for the future owner at the stage of completed rough construction and completed landscaping.

The ground floor of the house offers a comfortable entrance vestibule (10.82 sqm), a bedroom (25 sqm) with access to the bathroom, which has a bath and shower (7.5 sqm), a separate toilet, a cloakroom (7 sqm), a utility room and a generous living room with kitchen (54 sqm), from which one enters the covered outdoor kitchen area (17.3 sqm), next to which there is an additional utility room for storing garden furniture. The attic of the house includes three more bedrooms, a bathroom with shower and a separate toilet.

The renovation of the property includes a complete replacement of the roof and roof trusses, thermal insulation of the walls and roof, insulated facade in white, new windows, floor ventilation on the ground floor, underfloor heating using a heat pump, drilled well, septic tank for waste water, rainwater retention tank, building of the entire attic floor, bricking of partitions, walls and rough plaster as a base for selected finishes. Painting of internal timber structures, staircase in concrete without handrail, fencing of the property, entrance gate to the property will be carried out. In addition, a covered outdoor parking space for a car and preparation for the installation of photovoltaic panels will be implemented.

In the house are prepared electrical wiring, including low-current for internet connection, television, outdoor lighting, preparation for security cameras.

The property includes a large garden and a separate barn, which can be rebuilt according to the wishes and needs of the future owner. The barn is in its original condition and its conversion is not included in the price.

The property can be purchased in this finished state or the final modifications can be realized in the form of client changes with Belstav.

Kácova Lhota is a beautiful, small village in a picturesque region between Benešov and Sázava, falling within the Kozmice u Benešova municipality. The whole village is undergoing gradual revitalization, including the pond and the village green. In the village Kozmice there is a municipal office, post office, kindergarten and shop. Kácova Lhota is very accessible by road, the connection to the D1 motorway is only 4 km away. The centre of Prague can be reached by car, via the D1 motorway, in approximately 30 minutes and Benešov in 15 minutes.

For more information, please contact us.