viphomes
HOME SEARCH SERVICES

HOUSE FOR SALE- NOVÝ DŮM, Rakovník

We offer for sale an exceptional and comfortable family house in the village of Nový Dům na Rakovnicku, situated in the beautiful countryside on the border of the Křivoklátsko Nature Protected Area.

The location offers absolute peace, privacy and direct contact with nature,and thanks to the location on the border of the protected landscape area, no further construction is possible in the vicinity.

The property is built with CLT panel technology, which creates a healthy and comfortable indoor environment. Solid wood naturally breathes, absorbs moisture and helps maintain a stable temperature.The house is located on a plot of 1400 m2, the built-up area is 105 m2 and the usable area of the house is 134 m2.

The house is dominated by a bright living area of 40 m2, connected to the kitchen, dining room and with access to the garden. In the living area are large-format tiles with underfloor heating, designer stove Jotul, heat pump and custom-made kitchen, including built-in appliances.

The layout of the ground floor offers:

Spacious living room

Two bedrooms

Technical room

Separate toilet

Bathroom with shower and bathtub

2x 3x

13 800 000 CZK

Specification

Detached house
Area: 134 m^2
Bedrooms: 3
Bathrooms: 2

- ☑ Garden (1295 m2)
- ☑ Garage
- ☑ Outdoor swimming pool
- ☑ parkovací stání
- ☑ Washing machine

Estate id: 5591 | **Web link:** www.viphomes.cz/5591 | **Agent:** Mária Mihinová
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On the first floor there is an open gallery, which can be easily closed to create another separate bedroom with its own bathroom with shower and toilet. In its current state, it serves to relax as a game room or study.

The house is set in a mature and carefully maintained garden, providing maximum privacy. The garden includes an indoor pool measuring 3 x 6 m and a spacious terrace of 50 m2 made of larch wood.

The surroundings of the property are very beautiful. There are pleasant walks around the area throughout the year and there is absolute peace. At the same time it is

- driving distance to Prague 40 km
- all civic amenities are in 7 km distant Rakovnik
- direct connection to cycle paths and routes leading to Křivoklát and PLA Křivoklátko

This is an exceptional property and we recommend a personal tour.