



Sale of a family house 4+kt/G, 185 sqm, on a plot of 359 sqm, Benešov - Kácova Lhota



185 m² Kozmice, Kácova Lhota, Benešov, Central Bohemia 13 100 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6893	Price	13 100 000 CZK per property
Address	Kozmice, Kácova Lhota, Benešov, Central Bohemia	Type	Houses
Category	Family House	Usable area	185 m²
Number of rooms	5 and more rooms	Land area	359 m²
Low energy	No	Energy performance of the building	G - Extremely uneconomical
Device	No	Garage	Yes

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 an entrance hall (9.3 sqm), a utility room, a separate toilet, a cloakroom, a pantry for food, a bedroom (19.7 sqm) with access to the bathroom, which has a bath and a shower and a toilet (8.7 sqm) and there is also a direct access from the bedroom to the cloakroom (4.73 sqm). The ground floor is dominated by a spacious living room with kitchen and dining room (52.79 sqm).

The attic of the house includes two spacious bedrooms (25.4 sqm and 18.7 sqm), a bathroom with shower and a separate toilet.

The property includes a detached garage for one car (20 sqm), which is connected to a utility room (8.9 sqm), a toilet, a summer kitchen (12.3 sqm), a garden and a terrace where a hot tub can be placed.

The reconstruction of the property includes a complete replacement of the roof and roof, thermal insulation of the walls and roof, insulated facade in white, new windows, floor ventilation on the ground floor, underfloor heating with heat pump, drilled well, septic tank for waste water, rainwater retention tank, the construction of the entire attic floor, brickwork of partitions, walls and rough plaster as a base for selected finishes. The interior woodwork will be painted, stairs in concrete without handrails, fencing of the property, and an entrance gate to the property.

The house is ready for electrical wiring, including low-current for internet connection, television, outdoor lighting, preparation for security cameras and preparation for the installation of photovoltaic panels.

The property can be purchased in this completed state or it is possible to implement final modifications 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, shop.

The centre of Prague can be reached by car in 30 minutes, on the D1 motorway, the entrance is 4 km from Kácová Lhota and to Benešov in about 15 minutes.

For more information please contact us.