



🏠 450 m<sup>2</sup> 📄 Hostomice, Beroun, Central Bohemia 💰 16 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7370</b>	Price	<b>16 500 000 CZK</b>
Address	<b>Hostomice, Beroun, Central Bohemia</b>	Type	<b>Houses</b>
Category	<b>Cabin</b>	Usable area	<b>450 m<sup>2</sup></b>
Number of rooms	<b>Atypical</b>	Land area	<b>3 183 m<sup>2</sup></b>
Device	<b>Partly</b>	Balcony	<b>Yes</b>
Loggia	<b>Yes</b>	Cellar	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale a unique grove hidden in the Brda forests, which is a perfect oasis of peace and privacy. The town of Hostomice is located in a wide basin on the Chumava stream below the northwestern foot of the Hřeben Mountains.

On the ground floor there is a spacious bedroom, living room with fireplace, kitchen with dining area, toilet, bathroom and pantry. The first floor has a master bedroom of more than 40 sqm, which has two loggias, and three more bedrooms along with a toilet. It is also possible to use the attic, which offers the potential to build a maisonette. In the basement there is a boiler room, laundry room, cellar, wine cellar and pool and jacuzzi technology. The property includes a swimming pool with jacuzzi which is currently not functional and requires renovation. In addition to the grove itself, the sale also includes utilitarian outbuildings and most importantly three water areas that provide a unique atmosphere and opportunities for relaxation.

The property is equipped with central heating with electric boiler, which has the possibility of remote control. A well with a plentiful water source was commissioned in 2024, while the piping needs to be reconstructed. Adjacent to the farmhouse is the farm section, which comprises a 200 sqm building with two warehouses, a workshop, a garage for three cars and an attic with storage space. There is also a 70 sqm shed, a cold room and two pens with runs for dogs.

The garden, which flows seamlessly into the woodland, offers a 650 sqm pond and a 200 sqm ornamental pond planted with magnolia, hibiscus, hazelnut and fruit trees. Another water area can be converted into a habitat or a bathing pond, offering a wide range of uses and ensuring privacy and tranquillity. The surrounding area is ideal for hiking, mushroom picking, hunting and fishing, making this property ideal for family relaxation or to build a guest house.

The distance to the outskirts of Prague is only 35 km and all amenities are available in nearby Hostomice. Access to the house is provided all year round, although the road connecting Hostomice with Pičín is not maintained in winter. This property is a great investment opportunity for those who are looking for peace and comfort in the heart of nature and want to customize it to their liking.