



House Three-bedroom (4+1)

342 m², Hradec Králové, Urbanice

€ 182 113 | CZK 4 500 000





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Plot	1 598 m²
Foot print	385 m²
Garden	1 122 m²
Parking	Garage on the plot
Garage	Yes
Cellar	Yes
Reference number	102388

This family house requiring reconstruction, with a barn and other outbuildings, a cellar, a flat garden, and another plot of land suitable for construction, is part of the peaceful village of Urbanice, located in the beautiful landscape of the foothills of the Železný Mountains near Heřmanův Městec.

The current layout of the house consists of 3 rooms, a separate kitchen, a pantry, a hallway, a bathroom, a toilet, and a laundry room. There is now an unused attic above the living area. The other part contains a workshop, a **large barn**, a garage (shed), and a **cellar** with a **vaulted ceiling**.

The brick house with a gable roof **dates from around 1860**, in 1972 it was modified to its current form, the facade is from 1998. The heating is local with 2 WAW gas heaters and a solid fuel stove, an electric boiler is used for water heating. The house is supplied with water from the public water supply, the pipes are made of plastic. The condition of the house requires reconstruction. The barn is in its original, authentic condition, and after a sensitive renovation, it can become a dominant feature of the entire building. The offer also includes **another separate buildable plot of land** (on the other side of the road).

The village stands out for its **perfect tranquility**, the surrounding extensive forests are a paradise for **mushroom pickers and tourists**, and in winter for **cross-country skiers**. The local pond is known for its rich community of waterfowl, as is the nearby Moře pond. **The ruins of Svojšice** are also an attractive tourist destination. There is a general store and a sports field in the village, other civic amenities, including a kindergarten and elementary school, are in the town of Choltice, a 5-minute drive away. Public transport is provided by a bus that stops not far from the house.

Total usable area 342 m², of which is the house 89.03 m² and the outbuildings 253.25 m², total built-up area 385 m², garden 1,122 m², plot 1,598 m².

