



## House Three-bedroom (4+kk)

€ 1 084 581 | CZK 26 800 000

220 m², Jablonec nad Nisou, Železný Brod







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Usable area	220 m²
Plot	141 717 m²
Foot print	165 m²
Floor area	179 m²
Terrace	17 m²
Loggia	24 m²
Parking	Parking on the plot
Cellar	-
PENB	B
Reference number	103070

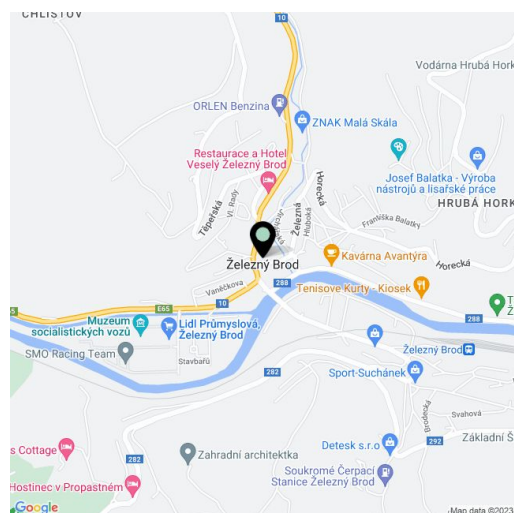
This architecturally successful and technologically advanced mountain house with complete equipment and unobstructed views of the surrounding nature stands in a beautiful place on a southern slope above the Kamenice River. The location of the house, together with its own extensive grounds consisting of forests, fields and meadows, provides absolute privacy.

The ground floor consists of an almost **50-meter living space** with a kitchen and adjoining **garden terrace**, a spacious bedroom with an en-suite bathroom, a sauna, and a walk-in wardrobe, a toilet, a vestibule with a wardrobe, a **glazed hall**, a closet, and a stairwell. In the attic, there are 2 separate spacious bedrooms open to the roof and **glazed gables** leading to the **east and west-facing loggia**. There is also a bathroom, a hallway, and a utility room.

The very energy-efficient brick house was completed according to the designs of a **renowned architectural studio** in 2017. The large-format windows are lacquered **aluminum** in a dark gray shade; the floors are concrete and wooden. The house is offered fully equipped, including a home cinema, and is protected by a **Jablotron** security system. Heating is by a **wood-burning fireplace** and electric underfloor heating connected to a **photovoltaic power station** with **batteries**. Thanks to its own water well and wastewater treatment plant, the building can operate in island mode. The exterior is decorated with **natural chipped stone** and **larch boards** in a natural color, the land around the house with several **mature trees** is unfenced and thus remains part of the surrounding landscape. **An outside parking space** has been created using **stone pavers**.

The house is located in the **middle of meadows and fields**, about 300m from the edge of a village. Access to it is via an asphalt road to a paved gravel road. The village is located near the confluence of the **Jizera and Kamenice rivers** in the beautiful landscape of the foothills of the **Jizera Mountains and the Krkonoše Mountains**. Wider civic amenities operate in Železný Brod, which is about 10 minutes away by car. The drive from the northeastern edge of Prague takes about 1 hour.

Usable area 219.5 m², built-up area 165 m², land in total 141,717 m² (forest land 69,652 m², arable land 30,814 m², 39,239 m², other area - barren land 1,837 m², other area - other communication 10 m²).

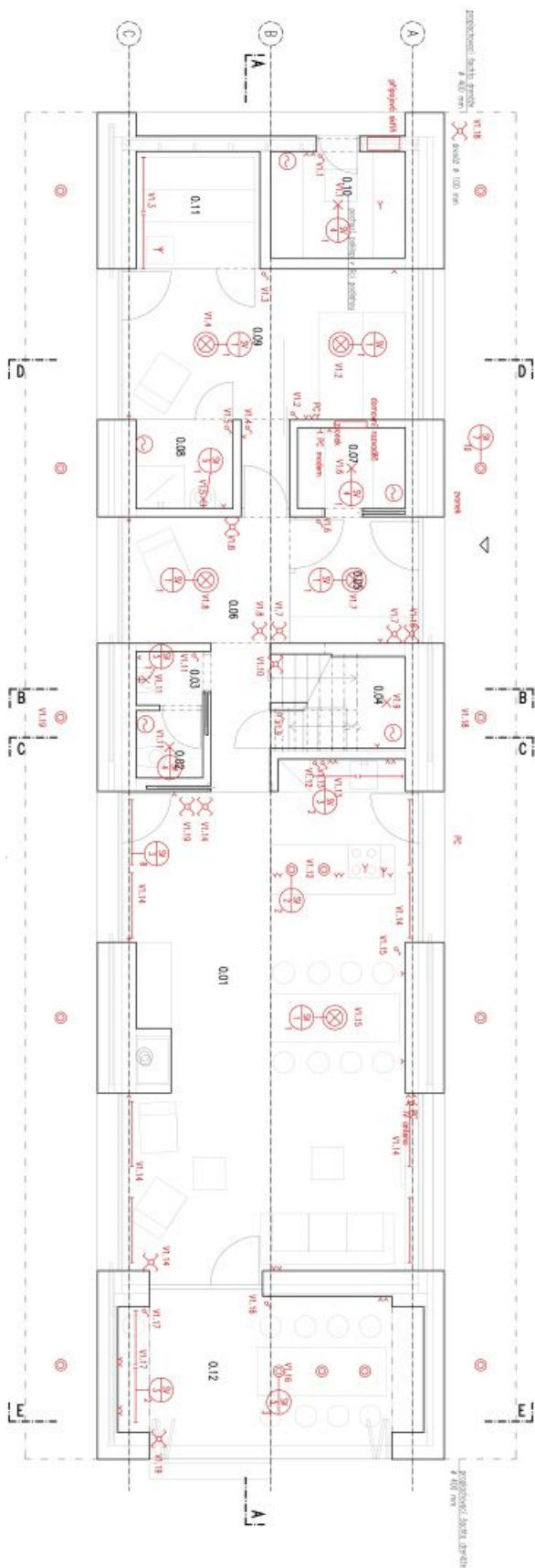




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