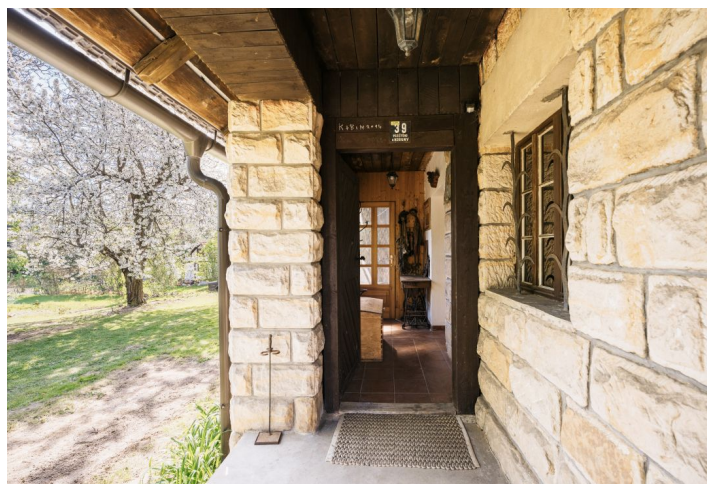




## House Three-bedroom (4+kk)

€ 238 770 | CZK 5 900 000

140 m², Jičín, Holín







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140 m², Jičín, Holín

|                  |          |
|------------------|----------|
| Plot             | 1 568 m² |
| Foot print       | 52 m²    |
| Garden           | 1 516 m² |
| Parking          | Yes      |
| Cellar           | Yes      |
| Reference number | 104380   |

This stone family house with a barn, an oven, a cellar, a large garden, and an orchard is located in Český ráj near Jičín, on the edge of the small village of Horní Lochov, from where you can directly walk to the Prachovské Rocks. The house is suitable for recreation and year-round living.

The ground floor consists of a living room, a kitchen with an **original oven**, a pantry, a bedroom, a bathroom (with a bathtub and shower), a separate toilet, a foyer, and a hallway. It is possible to **extend** the living space with an **attic**. The interior also includes a **spacious workshop**.

The house was built in **1937** and is equipped with original custom-made **wooden furniture**. Heating is provided by an electric boiler and a wood-burning stove and the bathroom has an electrically heated floor. The building is connected to the municipal water supply, and there is also a **spring with a pond** on the property. There are many old **fruit** and **walnut trees** growing in the garden.

This **beautifully peaceful location** is excellently accessible by car; the house stands right next to a dead-end road. The charming environment of the **Český karst protected area** is an ideal place for walks, bike trips, mountain climbing in the **Prachovské Rocks**, and mushroom picking in the **dense forests**. Near the house is a famous restaurant, many **lookout points**, and **rock formations**. There is also a **swimming pool** nearby and several ponds suitable for **fishing**. All necessary services operate in the **picturesque town of Jičín**, which is only 5 minutes away by car.

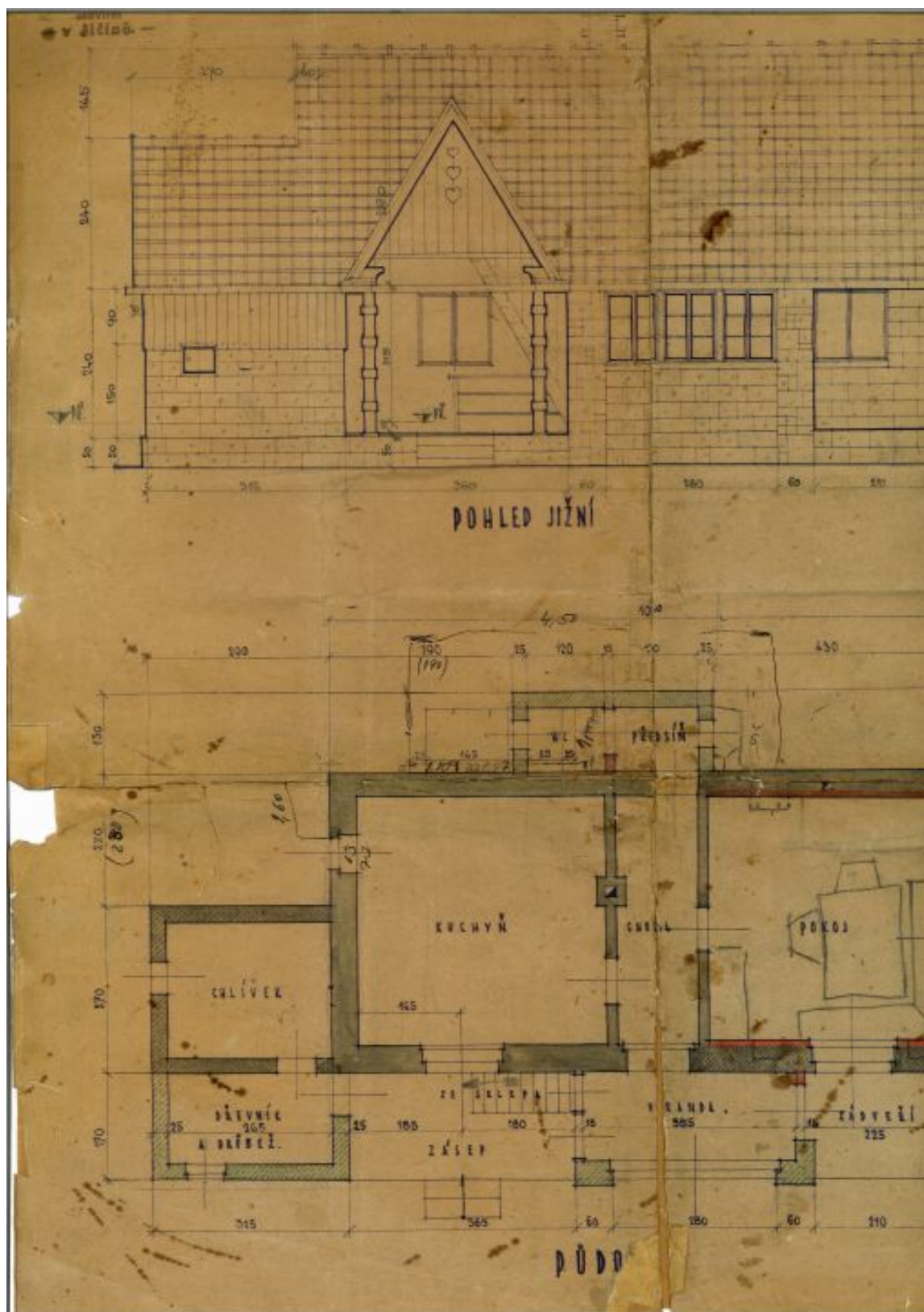
Usable area 140 m², built-up area 52 m², garden 1,516 m², land 1,568 m².



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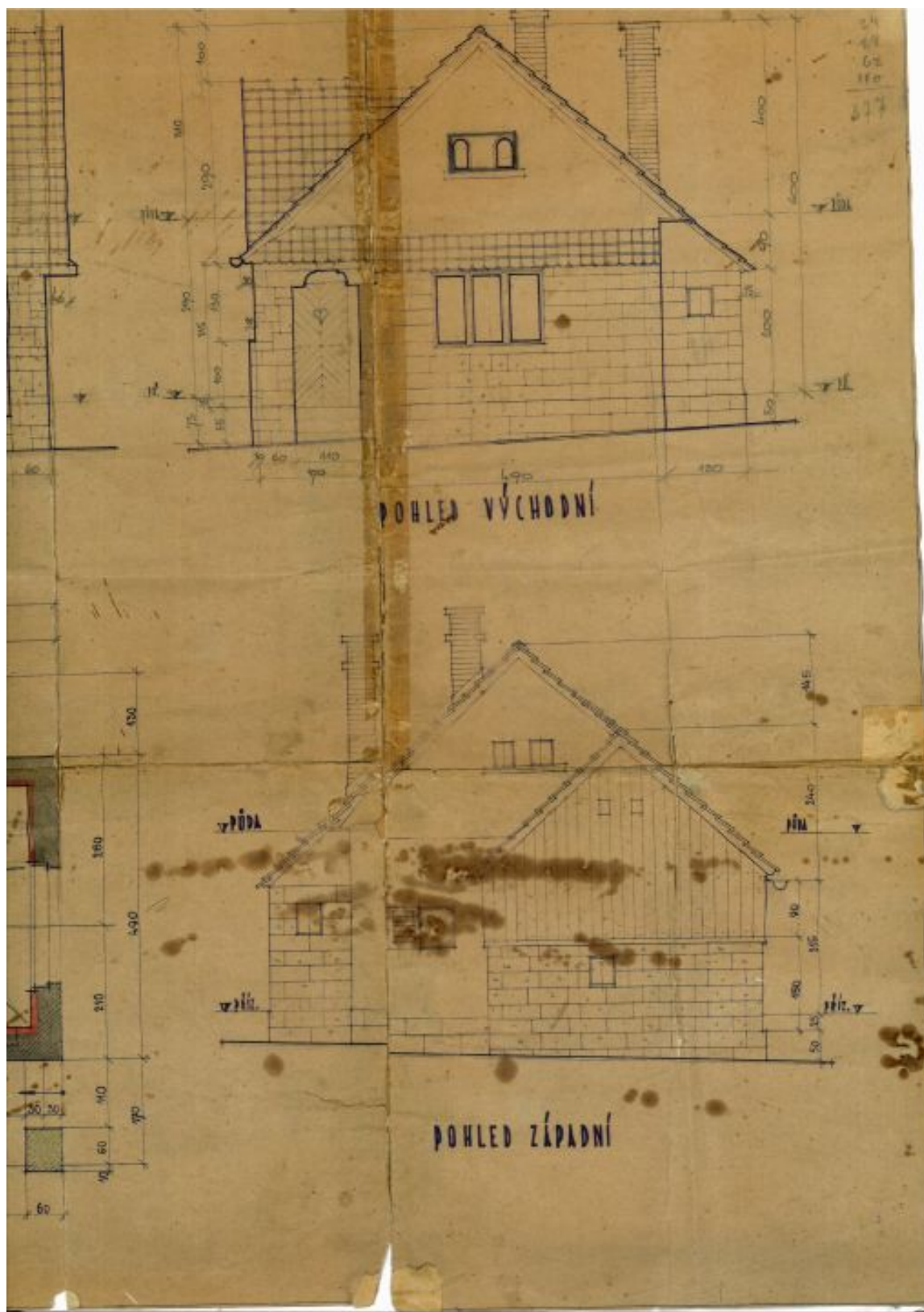




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