



## House Three-bedroom (4+1)

150 m², Náchod, Zábrodí

€ 202 347 | CZK 5 000 000







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Plot	1 686 m²
Foot print	298 m²
Garden	1 388 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	43677

This family house set in a garden with mature trees offers romantic living not far from a swimming pond. The picturesque landscape of the Krkonoše Mountains near Náchod allows you to live in close contact with nature and enjoy sports activities in every season.

The current layout is 3-bedroom. The house is intended for complete reconstruction. Floors are **hardwood planks**; windows are **casement**. Water is from its own **well**; heating is by a solid fuel boiler. **The large plot** leads almost to the banks of a pond.

The house is located in a **quiet** and, at the same time, **easily accessible place**. On one side, the land is surrounded by the **Špinka Pond** with **grassy beaches**; on the other side, it is close to the **deep forests** on **Buková Mountain**. Access to the house is via an asphalt road. A **bike path** and **two hiking trails** pass through the area. A bus stop is about a 10-minute walk away, and there is also a railway station in the neighboring village of Olešnice. All civic amenities are available in Červený Kostelec, 3 km away.

Usable are 150 m², built-up area 298 m², garden 1,388 m², land 1,686 m².

