



## House Six-bedroom (7+1)

€ 654 892 | CZK 16 500 000

304 m<sup>2</sup>, Jablonec nad Nisou, Tanvald, U Herty







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Usable area	304 m <sup>2</sup>
Plot	2 282 m <sup>2</sup>
Foot print	186 m <sup>2</sup>
Floor area	261 m <sup>2</sup>
Parking	Garage and parking on the plot
Garage	24 m <sup>2</sup>
Cellar	20 m <sup>2</sup>
PENB	G
Reference number	101120

This completely and at the same time sensitively renovated traditional mountain cottage is surrounded by a large garden with centuries-old trees on a sunny slope above the town of Tanvald on the border of the Jizera and Krkonoše mountains. The house is suitable for permanent living and year-round recreational use. Part of the land is a separable building plot with an area of approx. 900 sq. m.

The layout of the house is currently divided into **3 units**: a duplex apartment with a common room, 4 bedrooms, and 2 bathrooms; a two-story family apartment with a kitchen, 2 bedrooms, and a bathroom; and a family apartment with a kitchen, **sauna, and terrace**. The total accommodation capacity is **up to 20 people**.

The building was **completely reconstructed** in 2016, respecting the original architectural plan, and so the **period style** was not disturbed in any way. Automatic central gas heating; **fireplace** in the living room. The plot includes its own water well. In 2018, a **covered swimming pool with a counter-current system and an outdoor barrel sauna** were added to the **southeast-facing garden**. Parking will be provided on the property, a garage for one car is also part of the house. **All of the equipment shown in the photos is included in the asking price.**

An amazing green place with original houses and **brehtaking views** of the surrounding **wooded hills**. The center of Tanvald with everything you need is only 2 minutes away by car; there is also a bus station that can be reached directly from Prague, and a train station, from where the only rack line in the Czech Republic runs. The surroundings offer plenty of opportunities for enjoyment in every season; in winter take advantage of the **nearby popular mountain resorts and ski slopes** and in summer the possibility of hikes along **numerous trails, bike paths, or the inline track** along the **Souš Dam**. Driving from Prague takes a comfortable hour and a half, and the regional capital, Liberec, is half an hour's drive away.

Usable area 303.9 m<sup>2</sup> (of which interior 260.5 m<sup>2</sup>, cellars 19.6 m<sup>2</sup>, garage 23.8 m<sup>2</sup>), built-up area 186 m<sup>2</sup>, garden 1,631 m<sup>2</sup>, land approx. 2,282 m<sup>2</sup> (to be specified in the new geometric plan).

