



House Six-bedroom (7+1)

€ 654 632 | CZK 16 500 000

304 m², Jablonec nad Nisou, Tanvald, U Herty





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| | |
|------------------|--------------------------------|
| Total area | 304 m ² |
| Plot | 2 282 m ² |
| Foot print | 186 m ² |
| Floor area | 261 m ² |
| Parking | Garage and parking on the plot |
| Garage | 24 m ² |
| Cellar | 20 m ² |
| 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 **breathtaking 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 m² (of which interior 260.5 m², cellars 19.6 m², garage 23.8 m²), built-up area 186 m², garden 1,631 m², land approx. 2,282 m² (to be specified in the new geometric plan).

