



## House Eight-bedroom (9+1)

€ 1 049 297 | CZK 26 500 000

320 m<sup>2</sup>, Bruntál, Malá Morávka







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Usable area	320 m <sup>2</sup>
Plot	726 m <sup>2</sup>
Foot print	200 m <sup>2</sup>
Floor area	300 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Parking for up to 8 cars
Cellar	-
PENB	B
Reference number	102265

**This newly built apartment building, currently used as a guesthouse with 3 units with a capacity of 20 people, a sauna, a lounge, and parking for 8 cars, stands on a gated plot in the Jeseníky Nature Reserve, just a few meters from the popular Karlov mountain ski area. The property is used for recreation, but it is also a place to organize business workshops.**

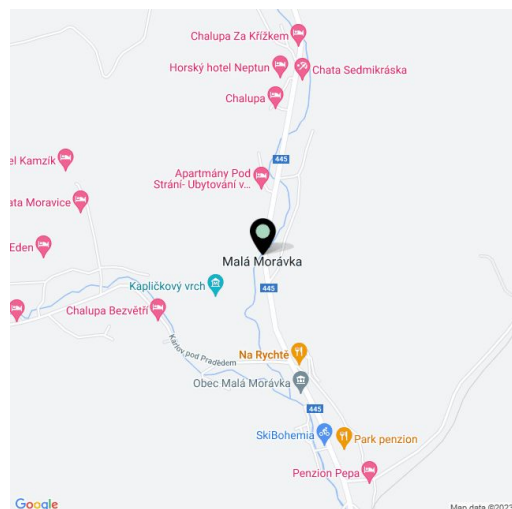
On the ground floor is a common room with a kitchen, a **fireplace**, and access to the **garden terrace**, as well as 1 apartment with a living area, a kitchen, a toilet, a shower, and a **terrace**. On this level, there is also a vestibule, a toilet, a closet, a **heated ski storage room** (in the summer, a **bike room** with the possibility of charging **e-bikes**), and a **sauna** for up to 7 people with a shower, rest room, and outside entrance. Upstairs are 2 apartments, each with 2 bedrooms, a living room with a kitchen, a bathroom, and an foyer. The living area can be **expanded by an attic**, where networks are already connected.

The building was approved in December of 2020. The insulated house is made of Ytong bricks; windows are **aluminum** (smaller are plastic). The entire house has underfloor heating, the heat source is an **IVT heat pump**. The building is connected to utility networks (including sewerage). Floors are **hardwood and tiled; wooden designer interior doors** with a height of **over 2 m**. Facilities include **designer lighting** and elements, quality **wooden furniture, wood and stone cladding**, an **intelligent control system** of the house via telephone, smart TV in each apartment, security, and a camera system. The apartments have a fully equipped kitchen (electric and microwave oven, refrigerator, dishwasher, coffee maker), and the kitchen in the common room with a **wine bar** is also fully equipped. The **outdoor sitting area** can be completely enclosed and used as a winter garden, there is a place for a grill under the pergola, and the beautifully landscaped garden also has a fireplace, children's playground, or water refreshments. It can comfortably park up to 8 cars.

A perfect location approx. 200 m from a ski lift. In winter, it is possible to reach the cottage on skis. Karlov pod Pradědem and Malá Morávka are sought-after recreational places in the Jeseníky Mountains, offering a wealth of activities in all seasons. The surroundings are full of hiking, bike, and, in winter, cross-country trails, and the **Karlova Studánka mountain spa** is nearby.

Usable area 320 m<sup>2</sup> (of which terrace 20 m<sup>2</sup>), floor area 293 m<sup>2</sup>, built-up area 196 m<sup>2</sup>, garden 524 m<sup>2</sup>, plot 720 m<sup>2</sup>. Used as a guest house based on the approval of the building authority.

The current average year-round occupancy is more than 50%.

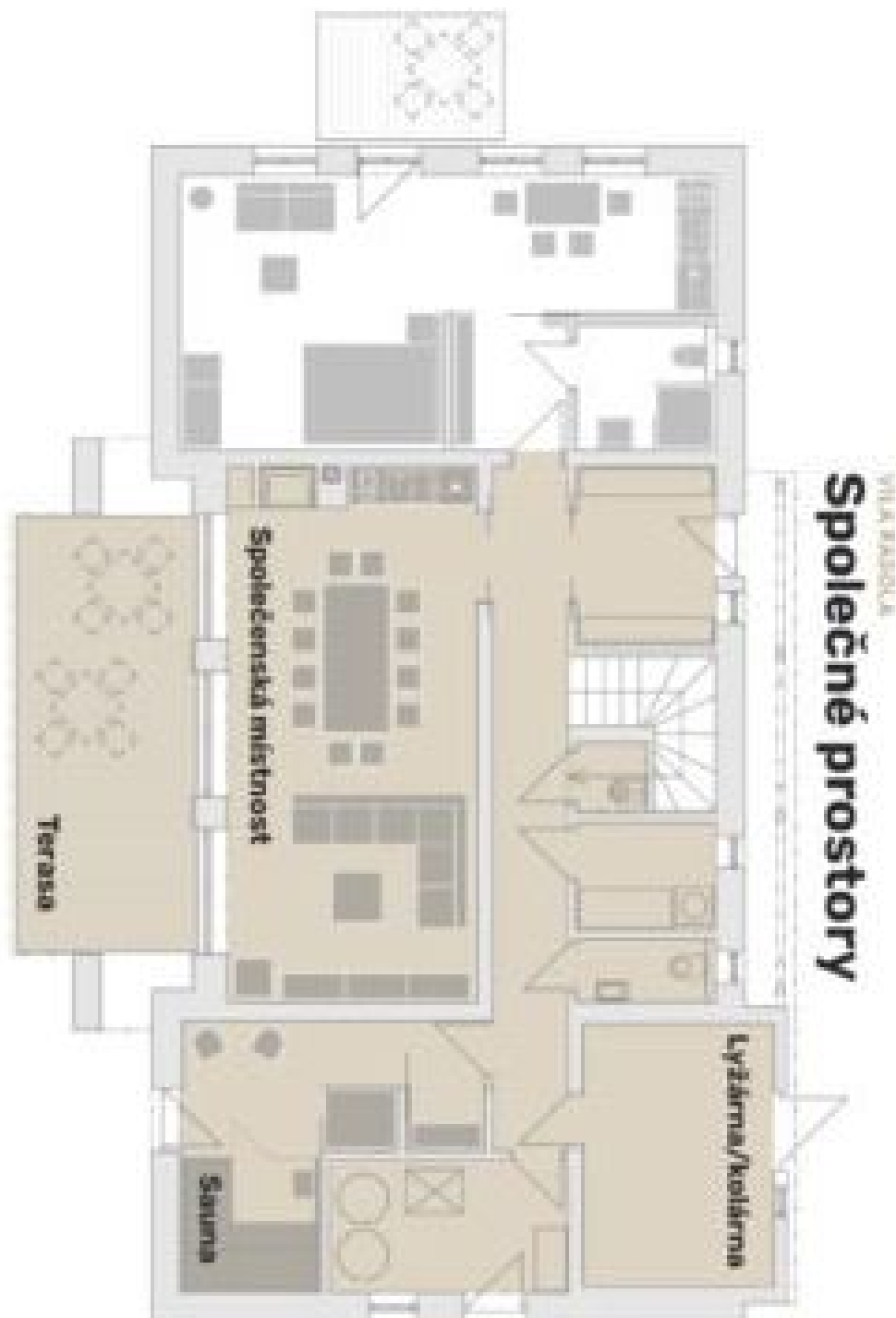




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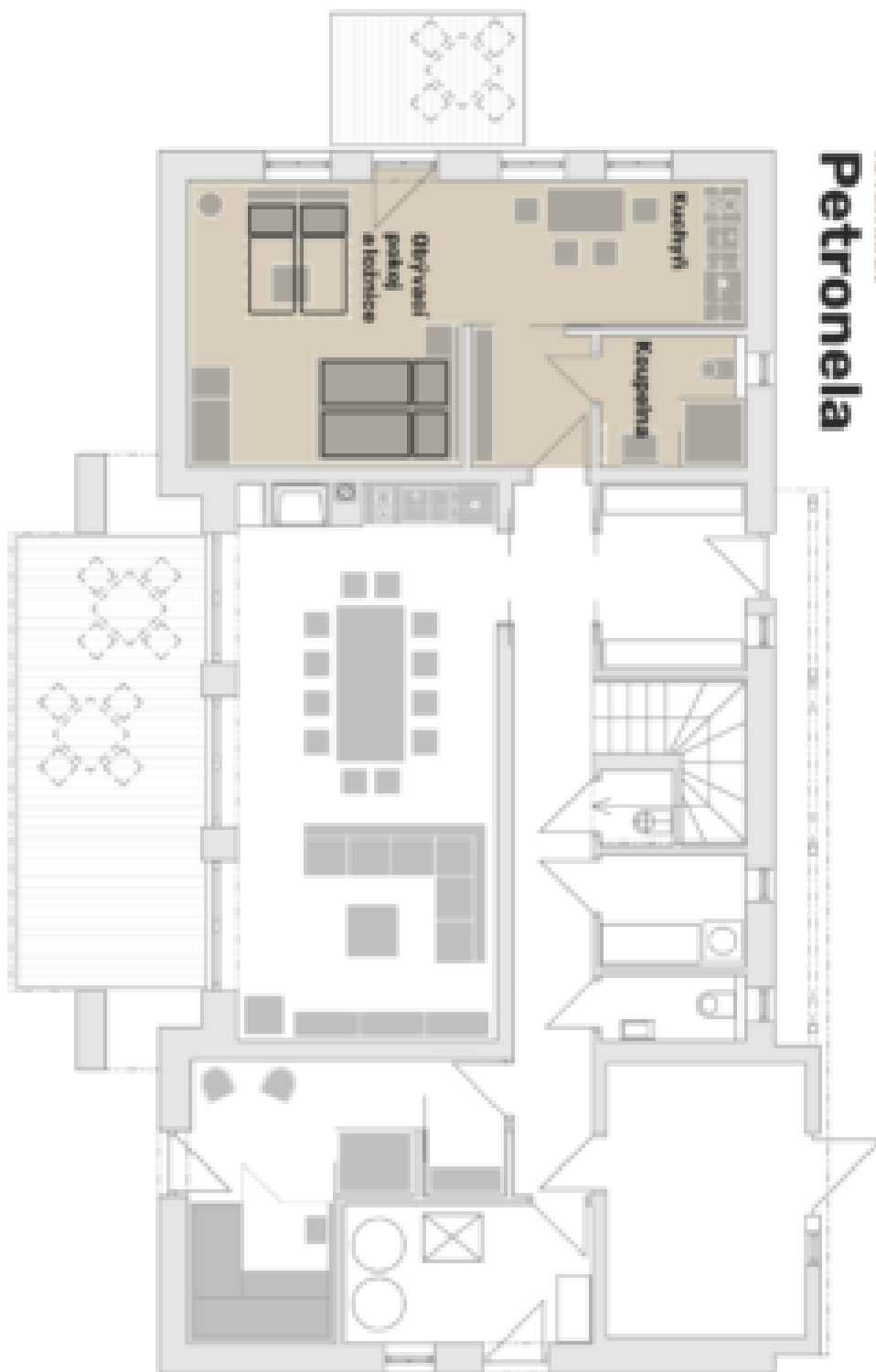




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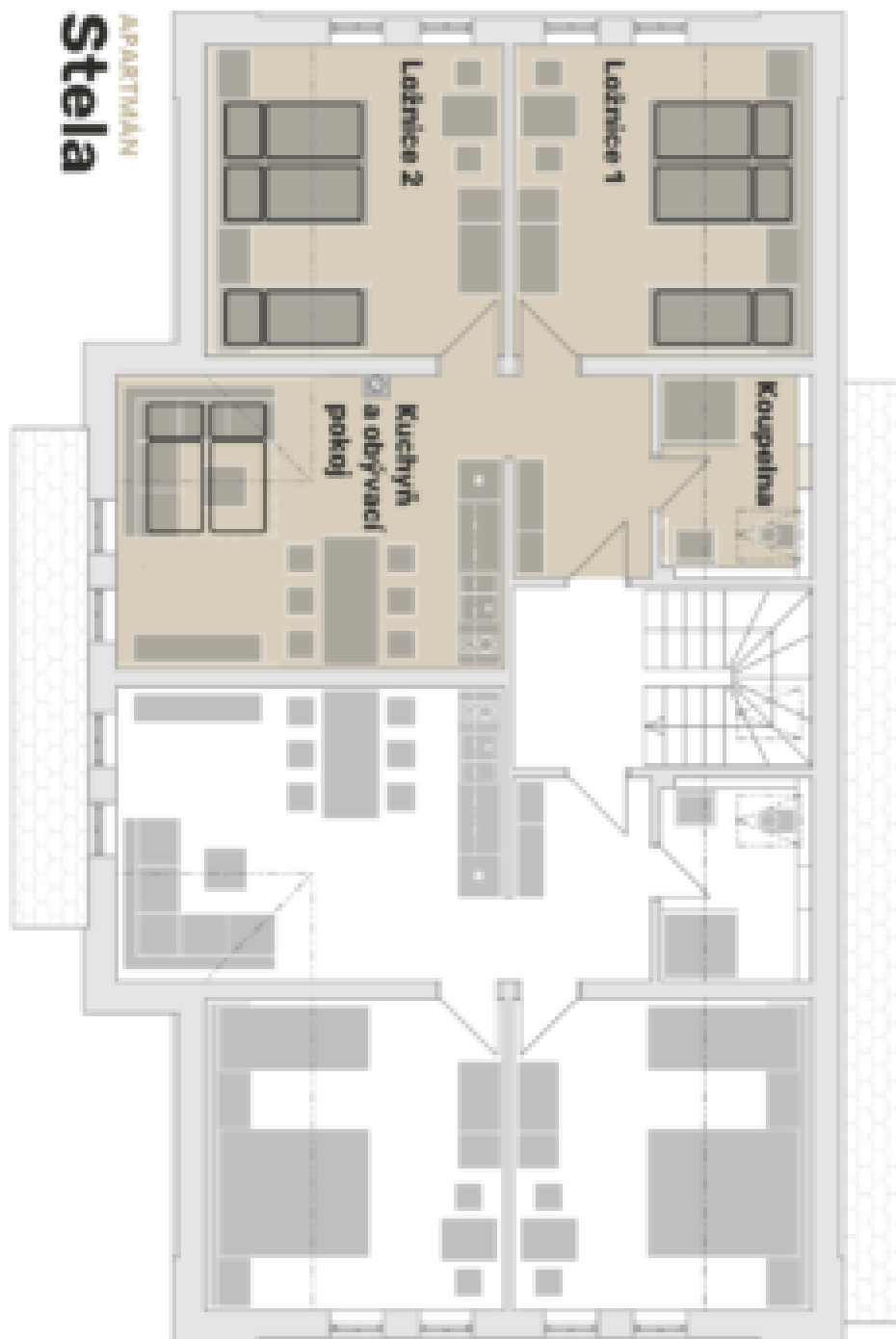




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