



## House Three-bedroom (4+kk)

Sold

90 m<sup>2</sup>, Semily, Poniklá







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Plot	45 949 m <sup>2</sup>
Garden	45 302 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	102445

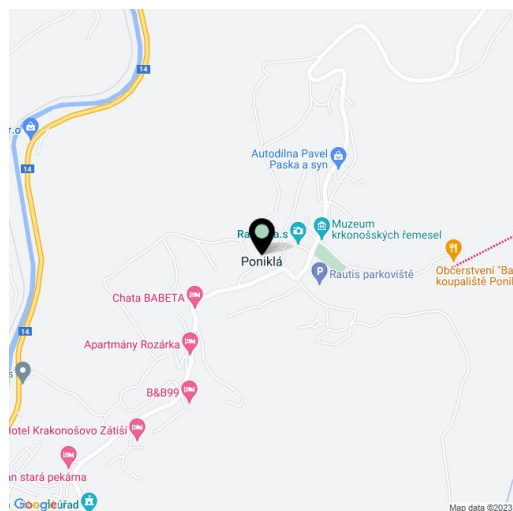
This log house with a partial basement stands on a sunny, south-facing property, which is part of an extensive set of plots with a total area of almost 46,000 sq. m. The reconstruction or construction of a new house offers the possibility of recreational and permanent living in the middle of a picturesque mature garden surrounded by its own forests. Perfect peace and complete privacy in a beautiful landscape with clean air in the Krkonoše foothills.

The house is **partially timbered and adjacent to a brick building**. The attic, used in the past as a hayloft, forms one large open space. The condition of the house requires **complete reconstruction or demolition**.

The house is **connected to electricity** (now disconnected); drinking water is provided from a **spring** right next to the cottage and the **second spring** is located on the grounds. Part of the plot consists of a **mixed forest with centuries-old oaks** and densely growing conifers suitable for firewood. Thanks to the high-quality soil, even **endangered golden-headed lilies** grow here, and the meadow below the cottage has mature and **fruitful fruit trees**, especially apple and cherry trees. The access road is an unpaved municipal road (it is necessary to build an access road), and passage is now only possible with a smaller all-terrain vehicle.

This **beautiful, romantic place** above the Jizera River, not far from the ruins of **Mladkovský Castle and the Poniklá Caves**, offers a wide range of **sports activities** in every season, as well as routes for leisurely walks through the forest. The village of Poniklá with a long history of settlement is called the **gateway to the Křišťálové údolí glass region**. There is a grocery store, a kindergarten and elementary school, and even a well-known amateur **theater**, and convenient transport links with the surrounding cities are provided by buses and trains.

Usable area approx 90 m<sup>2</sup>, total land area 45,949 m<sup>2</sup>, of which building plot 647 m<sup>2</sup>, permanent grass area 33,400 m<sup>2</sup>, forest 8,833 m<sup>2</sup>, other area (barren land and roads) 3,069 m<sup>2</sup>.





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