



House Three-bedroom (4+kk)

€ 895 701 | CZK 22 500 000

220 m², Jablonec nad Nisou, Železný Brod





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Total area	220 m ²
Plot	4 450 m ²
Foot print	165 m ²
Floor area	179 m ²
Terrace	17 m ²
Loggia	24 m ²
Parking	Parking on the plot
Cellar	-
PENB	B
Reference number	103070

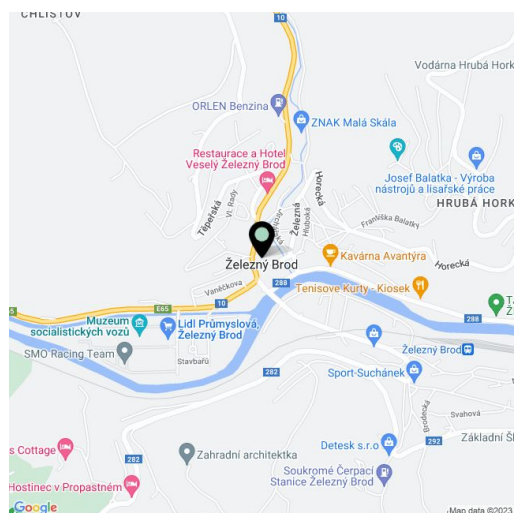
This architecturally successful and technologically advanced mountain house with complete equipment and unobstructed views of the surrounding nature stands in a beautiful place on a southern slope above the Kamenice River. The convenient location of the house provides absolute privacy and peace.

The ground floor consists of an almost **50-meter living space** with a kitchen and adjoining **garden terrace**, a spacious bedroom with an en-suite bathroom, a sauna, and a walk-in wardrobe, a toilet, a vestibule with a wardrobe, a **glazed hall**, a closet, and a stairwell. In the attic, there are 2 separate spacious bedrooms open to the roof and **glazed gables** leading to the **east and west-facing loggia**. There is also a bathroom, a hallway, and a utility room.

The very energy-efficient brick house was completed according to the designs of a **renowned architectural studio** in 2017. The large-format windows are lacquered **aluminum** in a dark gray shade; the floors are concrete and wooden. The house is offered fully equipped, including a home cinema, and is protected by a **Jablotron** security system. Heating is by a **wood-burning fireplace** and electric underfloor heating connected to a **photovoltaic power station with batteries**. Thanks to its own water well and wastewater treatment plant, the building can operate in island mode. The exterior is decorated with **natural chipped stone** and **larch boards** in a natural color, the land around the house with several **mature trees** is unfenced and thus remains part of the surrounding landscape. **An outside parking space** has been created using **stone pavers**.

The house is located **in the middle of meadows and fields**, about 300m from the edge of a village. Access to it is via an asphalt road to a paved gravel road. The village is located near the confluence of the **Jizera and Kamenice rivers** in the beautiful landscape of the foothills of the **Jizera Mountains and the Krkonoše Mountains**. Wider civic amenities operate in Železný Brod, which is about 10 minutes away by car. The drive from the northeastern edge of Prague takes about 1 hour.

Usable area 219.5 m², built-up area 165 m², land in total 4 450 m².

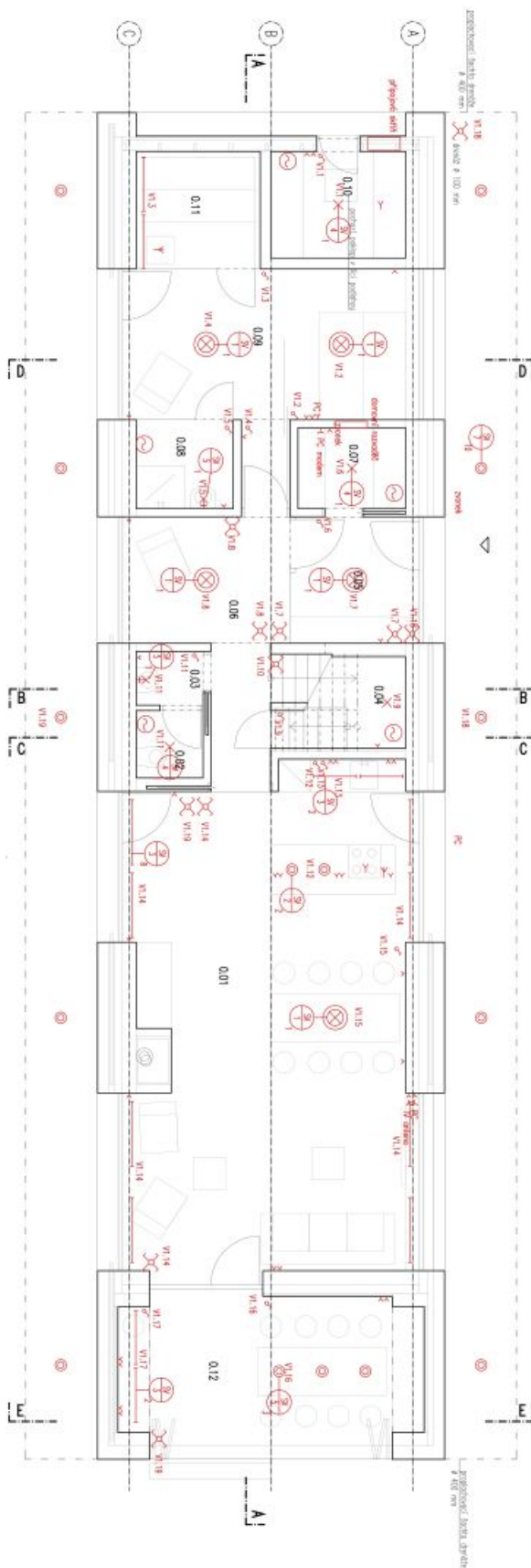




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