



House Six-bedroom (7+kk)

€ 629 578 | CZK 15 900 000

375 m², Jablonec nad Nisou, Velké Hamry





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Plot	1 498 m ²
Foot print	344 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	104067

This sensitively renovated cottage with a wellness area and lots of space allowing for multi-generational use or rentals stands on the site of an original farmstead from the 17th century, on a southeastern slope in a small, peaceful village in the foothills of the Jizera and Krkonoše mountains.

The ground floor consists of a kitchen connected to the living room, a **walk-in wardrobe**, a bathroom, a toilet, a hall, and a **terrace**. The rear entrance leads to the **workshop and wine cellar** with a seating area, and the side entrance to a **separate unit** with a kitchen, 1 bedroom, a hallway, and a bathroom with a toilet. Upstairs are 3 bedrooms, a bathroom with a toilet and **wellness area with a sauna, Jacuzzi**, toilet, and a shower. The attic contains another bedroom.

The cottage has recently been gradually completely reconstructed, thanks to which it has new windows, floors, electrical wiring, roof, woodwork, and interior. Heating is provided by a **classic tiled stove** and a modern heat pump.

In addition to the cottage, there is a **gazebo, a pond and, a renovated barn with a workshop** and space for storing wood or machinery on the plot spread out on a **southeasterly slope**. In front of the cottage is a **private parking lot for 4 cars**.

The excellent location allows you to be in the popular mountain resorts of the Jizera and Krkonoše mountains, on hiking and bike routes, in just a few minutes. Civic amenities can be found in the neighboring village of Velké Hamry, where there is also a railway station with connections to Prague Main Railway Station, and Hamry also has a direct bus connection with the capital.

Usable area of the cottage 375 m² (including interior 302 m² and attic 73 m²), usable area of the barn 80 m², garden 1,154 m², built-up area 344 m², land 1,498 m².

