



House One-bedroom (2+kk)

Sold

219 m², Litoměřice, Kamýk

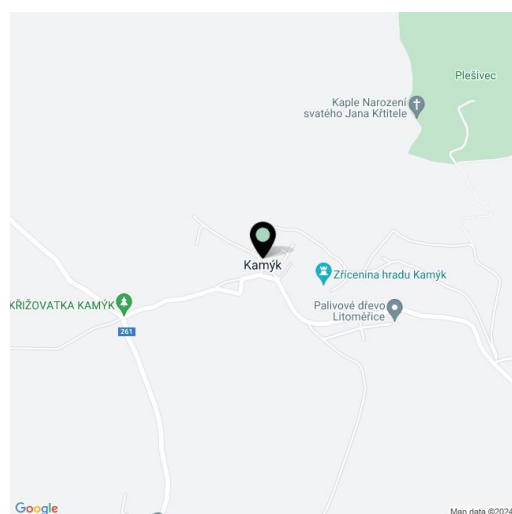




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Total area	219 m ²
Plot	529 m ²
Foot print	342 m ²
Garden	187 m ²
Floor area	150 m ²
Terrace	69 m ²
Parking	Large garage and 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104713



This completely renovated and furnished historic stone house with a Mediterranean atmosphere is surrounded by a landscaped garden in the small, peaceful village of Kamýk, located near the Elbe River valley, about 3 km from Litoměřice. Its elevated position allows for breathtaking unobstructed views of castle ruins and the entire Central Bohemian Highlands.

The main part of the ground floor consists of an open plan kitchen, dining room, living room, and study corner with a **library**. The entire space is illuminated by **French windows** allowing for views of the greenery and **direct access to the garden**. There is also a bathroom (with a bathtub and toilet) and a practical utility room with a shower, toilet, sink, washing machine, and direct access from the outside. The attic offers a generous **80 m² gallery** that can be used as a bedroom, connected to a **30-meter terrace**.

The unique historic house made of **limestone** is perched at the **highest point of the village**. It was built in **1850** and meticulously renovated in 2015. The **doors** and windows are wooden (windows have double glazing), the house is **air-conditioned**, there is **underfloor heating** on the ground floor, and radiators in the attic (gas heating). In the living room there is also a **preparation for a fireplace**. The house is offered **fully furnished**; the equipment has been carefully thought out to the last detail and procured directly for the house. The nicely landscaped garden is dominated by a **century-old lime tree**. Atop the garden with views of the peaks of the **Bohemian Central Highlands** (Milešovka, Hazmburk, or Malíč) and the **Krušné Mountains** there is a **relaxation zone** with a **covered pergola**. The hill has an **irrigation system**. There is a 3-cubicle rainwater retention tank on the property, and the **cellar** is used to store fruits and vegetables. Parking is provided in the large **garage** and on **3 outdoor spaces** on the paved area next to the house behind a remote controlled gate.

The location of the house allows you to live in a **perfectly quiet place in the middle of nature** and at the same time within reach of complete urban amenities. Right by the house is a hiking or nature trail into the surrounding dense forests, for example to the local attraction – **the ice pits**, to the lookout point on Plešivec Hill or to the **ruins of Kamýk Castle**. **Bike paths** also lead through the beautiful surroundings. The city of Litoměřice with its beautiful historic center is only a few minutes away by car or less than a quarter of an hour by bus, Ústí nad Labem is also within a short driving distance, and the drive to Prague by car takes about 45 minutes.

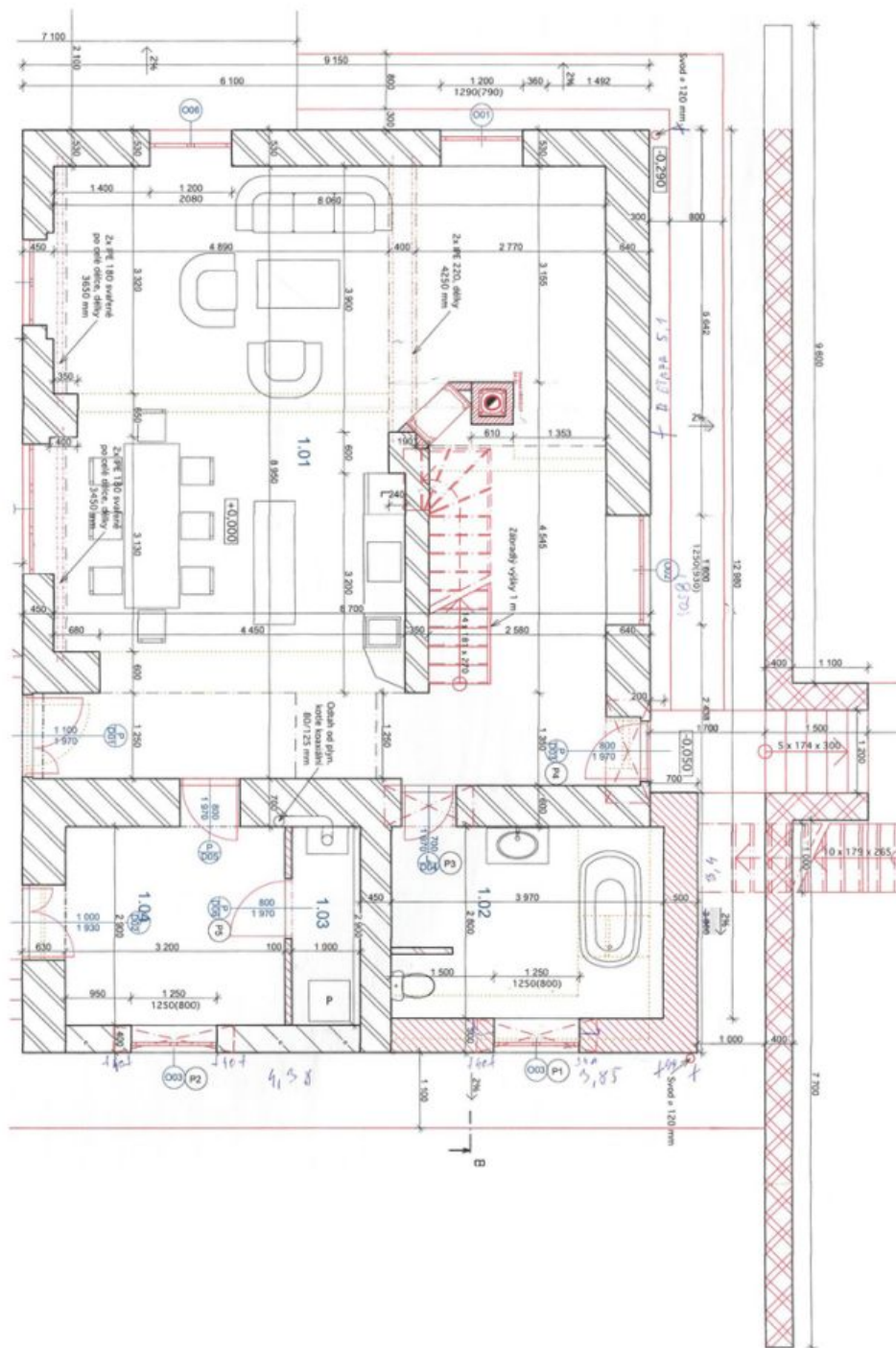
Usable area 218.77 m², built-up area 342 m², garden 187 m², plot 529 m².



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