



House Four-bedroom (5+kk)

€ 339 193 | CZK 8 490 000

421 m², Chrudim, Hlinsko





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| | |
|------------------|---------------------|
| Plot | 1926 m ² |
| Foot print | 271 m ² |
| Garden | 1654 m ² |
| Parking | Yes |
| Cellar | - |
| PENB | G |
| Reference number | 105514 |

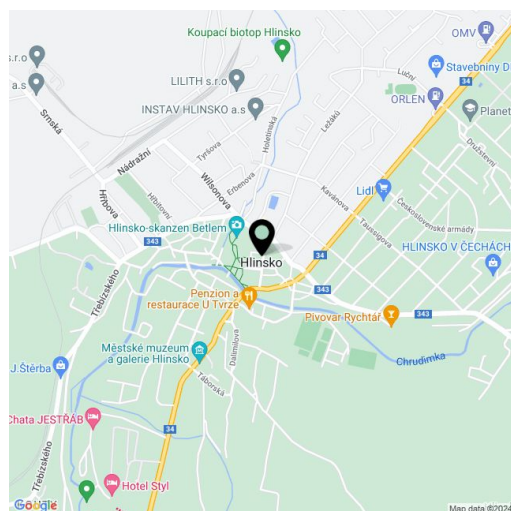
This historic house, carefully reconstructed to achieve the comforts of today, stands surrounded by a large garden in a small village in the Žďárské vrchy PLA between Hlinsko and Ždírec nad Doubravou, not far from golf courses and many winter cross-country trails.

The area of the house consists of a kitchen, 3 rooms, a bathroom, a **spacious sauna**, two separate toilets, a utility room, and two corridors with access from the outside. An open space is created in the attic, which can be divided into other living rooms.

The house has **just been renovated**; the facade is missing, minor finishing work in the interior is needed, and the adjacent garden requires landscaping. It has new windows, roof, roof insulation, water distribution (connected to the municipal water supply), sewage treatment plant, electrical installation, heating with a heat pump powered by **photovoltaic panels** (located on the roof of the barn) and a **Jotul fireplace stove**. The floor on the ground floor in the living rooms is original **larch**, the kitchen and attic floor is made of **spruce planks**, the bathroom has a cement screed and the interior doors are original. The **Schüller** brand kitchen is equipped with appliances including a **dishwasher**.

Near the house is a semi-trailer with a **wooden bell tower** and a **church from the middle of the 17th century**, nearby is a multi-purpose and children's playground. About 5 minutes away by car is the town of Hlinsko with a **beautiful historic reserve**, all the necessary civic amenities and a **natural bathing biotope and swimming pool**. The village is surrounded by the **beautiful nature** of the **Žďárské vrchy and Železné vrchy protected landscape areas** with deep forests and many kilometers of hiking and cycling trails, **cross-country trails** in winter, and a **ski slope** nearby. There are **two golf courses** nearby. The city of Chrudim is within half an hour's drive, the regional Pardubice is 45 minutes.

Usable area 421.14 m², built-up area 271.7 m², garden 1,654.3 m², plot 1,926 m².





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