



House Three-bedroom (4+1)

€ 234 873 | CZK 5 900 000

235 m², Liberec, Chrastava, Barandov





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|------------------|---|
| Total area | 235 m ² |
| Plot | 244 m ² |
| Foot print | 105 m ² |
| Floor area | 200 m ² |
| Terrace | 15 m ² |
| Parking | Parking on the street in front of the house |
| Cellar | 20 m ² |
| PENB | G |
| Reference number | 106480 |

An interesting terraced family house from 1935 with a front yard and cascading garden immediately adjacent to the forest is located in a quiet area of Barandov in Dolní Chrastava with excellent access to Liberec. The town is located in a beautiful landscape near the Ještěd Nature Park between the Lusatian and the Jizera Mountains.

On the ground floor is a living room, a separate kitchen with a **view of the garden**, a separate toilet, a foyer, and an **entrance to the garden**. Upstairs are 3 bedrooms (one facing the garden, two facing the street) and a bathroom with a bathtub and toilet. The plot offers the potential to **expand the living space**, and the house has a **partial basement**.

The brick house was built in 1935, partially renovated in 2012 (new roof, ceramic tiles, interior door fittings and new piping and heating elements), but the interior is suitable for renovation. Windows are plastic; the **original wooden oval window** is preserved. Heating is by a gas boiler supplemented by a **wood-burning fireplace** in the living room. In the garden is a shed, woodshed, and paved areas, some of which serve as a terrace. **A gate leads directly into the forest** from the garden.

The terraced development is located on a slope above the confluence of the Lužická Nisa and Jeřice rivers, at the border of the **Ještěd Nature Park**. A **bike path and hiking trail** called the **Stežka Českem** passes by the house. Kindergarten and elementary schools, shops including a supermarket, restaurants, sports fields, and **spas** operate in the city. From the railway station, which is only a few steps away, you can get to **Liberec** in less than 15 minutes (the the drive by car is similarly quick).

Usable area approx. 200 m², built-up area 105 m², garden 139 m², plot 244 m²

