



## House Five-bedroom (6+1)

€ 976 679 | CZK 24 500 000

306 m<sup>2</sup>, Jablonec nad Nisou, Janov nad Nisou





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Total area	306 m <sup>2</sup>
Plot	6 337 m <sup>2</sup>
Foot print	217 m <sup>2</sup>
Garden	4 312 m <sup>2</sup>
Floor area	239 m <sup>2</sup>
Parking	Double garage
Garage	67 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	106880

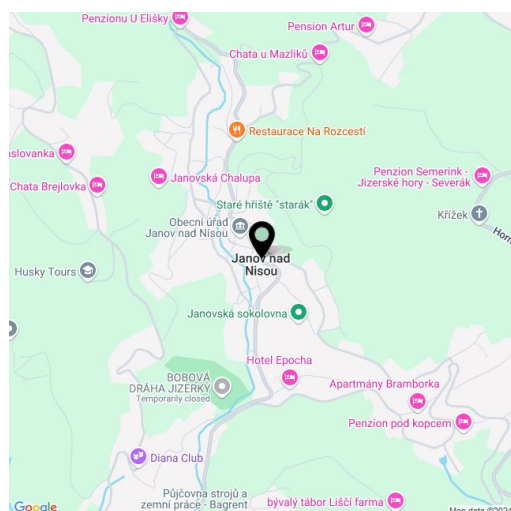
This classic mountain house is located in a large wooded garden overlooking the peaceful village of Janov nad Nisou in the picturesque surroundings of the Jizera Mountains. This area, popular with winter sports enthusiasts, offers peace, privacy, and the immediate proximity of beautiful nature. The property is suitable for both permanent residence and year-round recreational use.

The ground floor consists of a living room with a **fireplace**, a walk-through kitchen, a common room, a bathroom, a utility room, and an entrance hall with a staircase. On the first floor are **4 bedrooms**, one of which is walk-through. There is also a separate **double garage** on the property.

The house was renovated 15 years ago, including plumbing, new heating, and a roof. The typical mountain interior is highlighted by **wooden floors**, a coffered wooden ceiling in the living room and articulated **wooden windows**. The cottage is protected by a **security system**, heating is provided by an electric boiler, and waste is drained into a septic tank.

The landscape of the **Jizera Mountains** attracts year-round tourism and winter sports; you can ski (**Severák Ski Resort**) and cross-country ski in the area. Other available leisure activities include climbing the Slovanka lookout tower, overcoming obstacles in the rope park, or an adrenaline ride on the **bobsleigh track**. The center of Janov nad Nisou offers basic amenities including a grocery store, complete services are available in Liberec, 12 km away. The drive from the center of Prague takes about 1.5 hours.

The total area of the house and the detached garage is 305.5 m<sup>2</sup>, comprising 238.5 m<sup>2</sup> of living space in the house and 67 m<sup>2</sup> in the garage. The total built-up area is 217 m<sup>2</sup>, garden spanning 4,312 m<sup>2</sup>, forest of 1,808 m<sup>2</sup>, plot 6,337 m<sup>2</sup>.

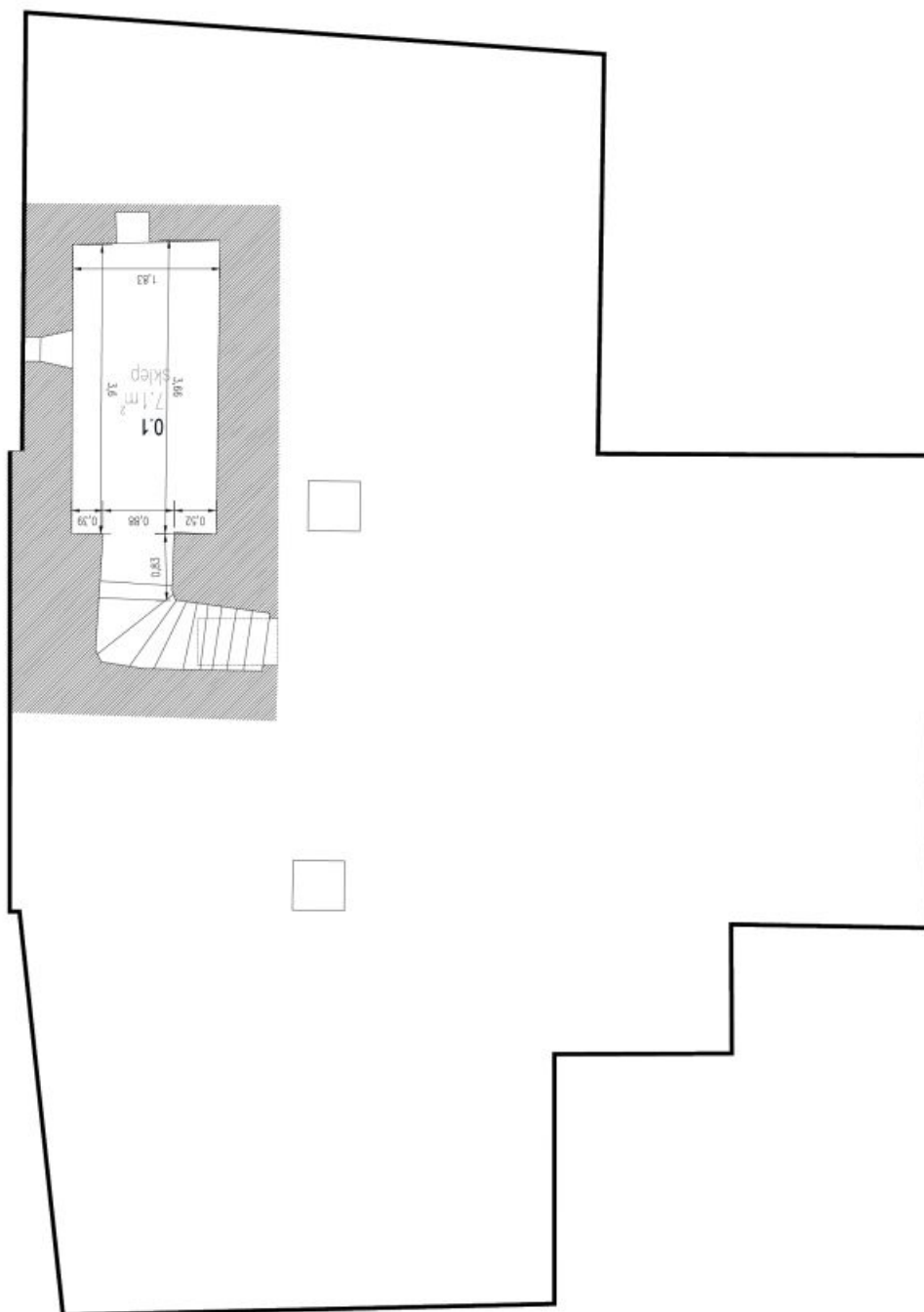




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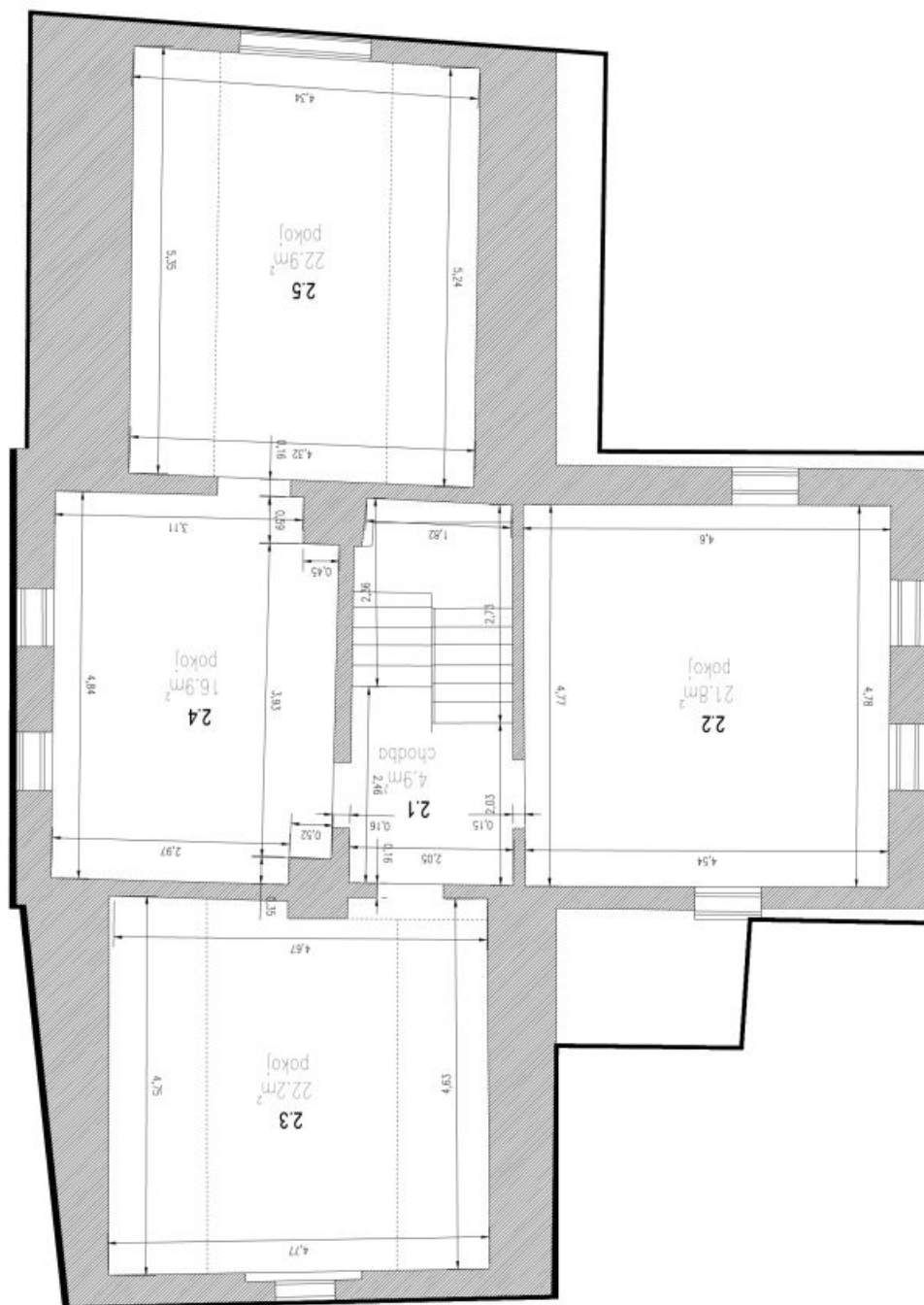




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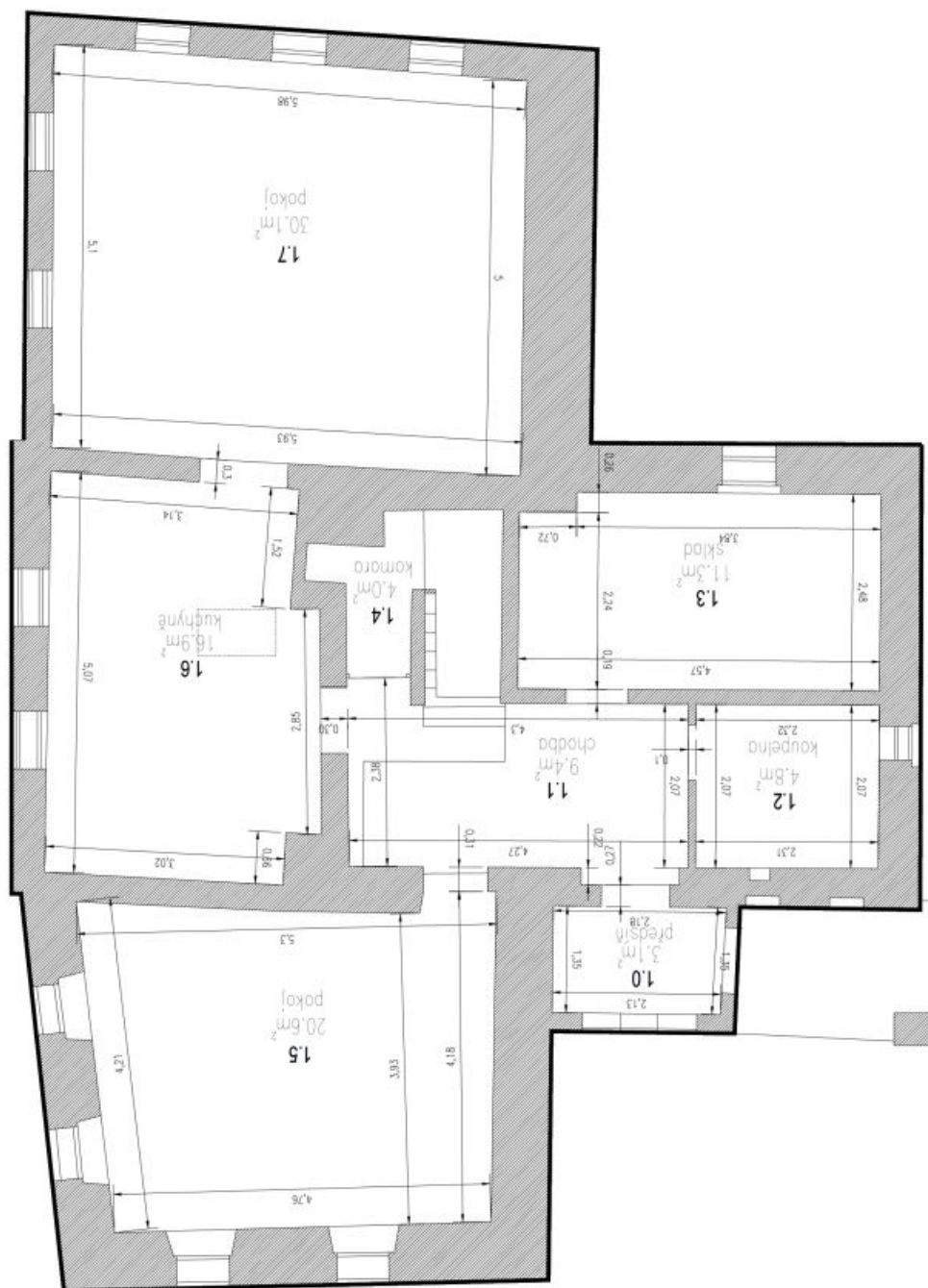




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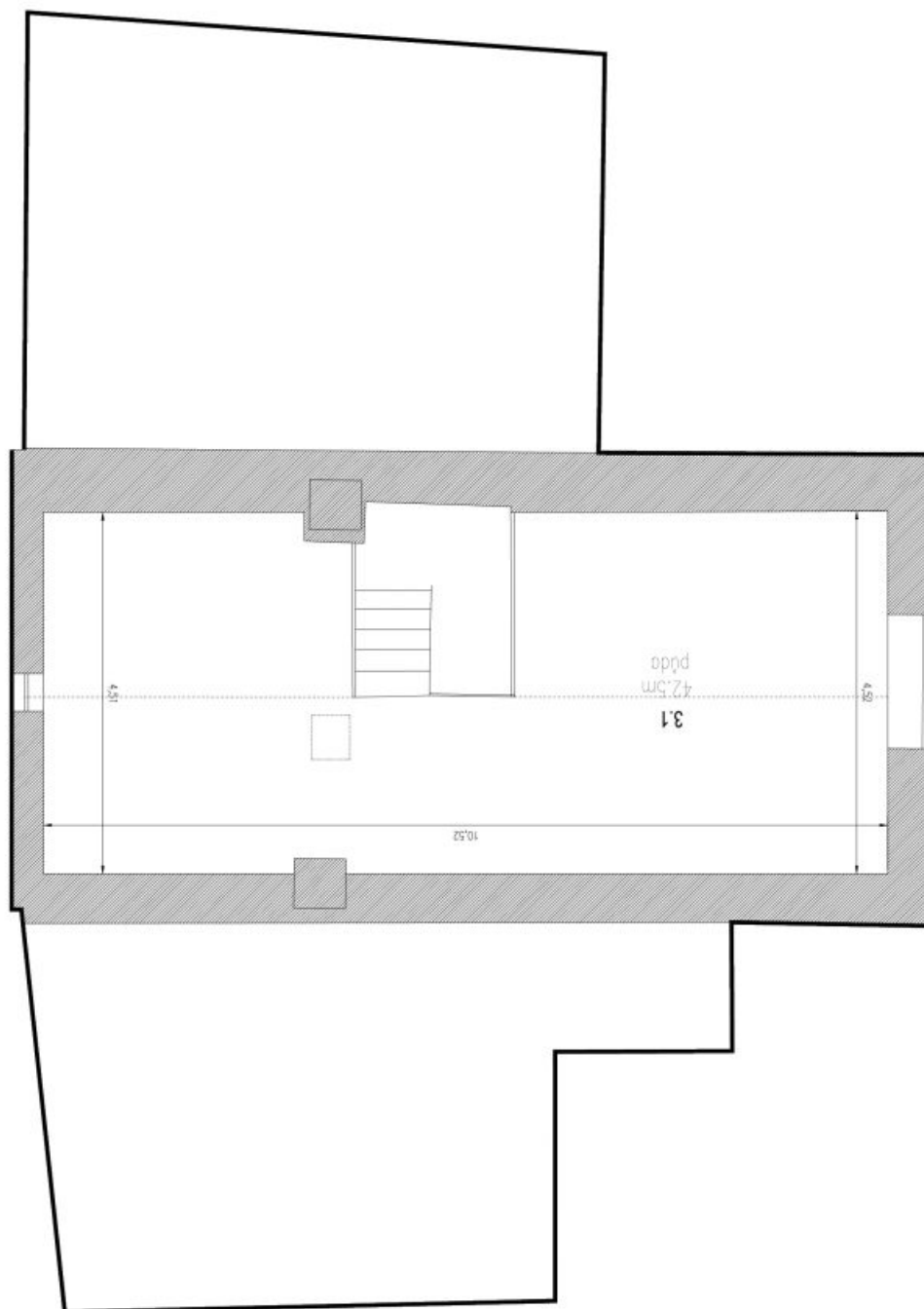




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