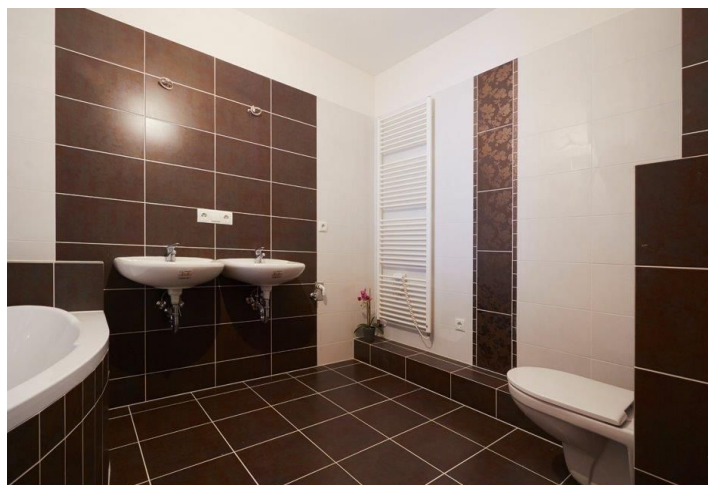




## Apartment Two-bedroom (3+kk)

**Sold**

99 m<sup>2</sup>, Regen, Bavorsko, Bayerisch Eisenstein - Železná Ruda





## Apartment Two-bedroom (3+kk)

**Sold**99 m<sup>2</sup>, Regen, Bavorsko, Bayerisch Eisenstein - Železná Ruda

Total area	182 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	83 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	28347

This apartment in the energy-saving new building is surrounded by deep Šumava forests and offers a great living for lovers of winter sports. A short walk from the house leads the cross-country skiing tracks and within easy reach of the ski slopes of the Velký Javor area.

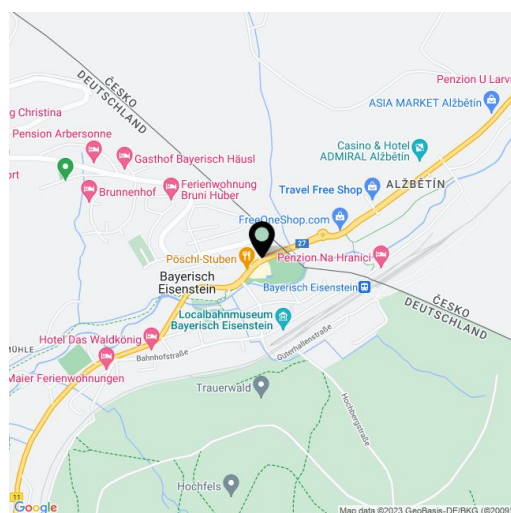
The unit on the ground floor consists of a living room with entrance to the terrace, kitchen, 2 bedrooms, a bathroom and a vestibule.

Features include wooden parquets, plastic windows and all sanitary facilities (shower with glass screen, toilet, sink). The kitchen is prepared for the kitchen units. Central electric heating. A **garage** or a **parking space** can be purchased at an additional cost.

From the residence there is a **beautiful view of the Velký Javor**, just below the house is the beginning of cross-country skiing ( running tracks in the summer), cycling and hiking trails. The place on the border of Bohemia and Germany is easily accessible by car also in difficult winter conditions, travelling from Prague takes about 2 hours. There are many restaurants, pubs and cafes in the village, but also a pharmacy or post office.

Interior 98.77 m<sup>2</sup>, terrace 82.92 m<sup>2</sup>.

Transfer of ownership and tax advice within Germany will be ensured.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

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