



## House Three-bedroom (4+1)

€ 434 268 | CZK 11 000 000

200 m<sup>2</sup>, Mělník, Mšeno, Olešno







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Plot	4 685 m <sup>2</sup>
Foot print	304 m <sup>2</sup>
Garden	1 003 m <sup>2</sup>
Parking	Outdoor space
Cellar	Yes
PENB	G
Reference number	43434

This enchanting log cabin is located on the outskirts of a village with the poetic name Ráj ("paradise" in Czech), located in Kokořínsko, in the picturesque landscape of poet Karel Hynek Mácha. It provides absolute privacy surrounded by forests with impressive rock formations, less than an hour's drive from Prague.

The ground floor has a cozy kitchen with a **stove**. The living room with access to the **terrace** was added in the last century. Upstairs are 3 rooms. The stables on the side of the house were converted to storage space.

The very well-maintained **cottage** showcases the local **folk architecture**. The core of the house, which is a **cultural monument**, dates from the beginning of the 19th century. The ground floor is brick; the first floor is wooden. The front garden is bordered by walls made of **sandstone blocks**.

It is possible to go on one of the many **hiking or bike routes** directly from the house; in addition to many **natural sites**, the **Olešno village monument reserve** and the **spa town of Mšeno** are also nearby. The combination of forests, rocks, deep ravines, and small lakes create a unique environment, with clean air and quiet without noise from industry or busy roads, guaranteeing **perfect relaxation**. Transport connections to the surrounding cities are provided by buses.

Usable area 200 m<sup>2</sup>, built-up area 304 m<sup>2</sup>, garden 1,003 m<sup>2</sup>, plot 4,685 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

