



Hotel Seven-bedroom (8+kk)

€ 655 542 | CZK 16 500 000

261 m², Jablonec nad Nisou, Tanvald, U Herty





Hotel Seven-bedroom (8+kk)

€ 655 542 | CZK 16 500 000

261 m², Jablonec nad Nisou, Tanvald, U Herty

Total net leasable area of the building	261 m ²
Cellar	20 m ²
Total gross floor area of the building	304 m ²
Plot	2 282 m ²
Parking	Parking on the plot
PENB	G
Reference number	101356

This completely and at the same time sensitively renovated traditional mountain cottage is surrounded by a large garden with centuries-old trees on a sunny slope above the town of Tanvald on the border of the Jizera and Krkonoše mountains. The property is suitable for year-round recreational use and permanent living. Part of the land is a separable building plot with an area of approx. 900 sq. m.

The area of the building is currently divided into **3 units**: a duplex apartment with a common room, 4 bedrooms, and 2 bathrooms; a two-story family apartment with a kitchen, 2 bedrooms, and a bathroom; and a family apartment with a kitchen, **sauna, and terrace**. The total accommodation capacity is **up to 20 people**.

The building was **completely reconstructed** in 2016, respecting the original architectural plan, and so the **period style** was not disturbed in any way. Automatic central gas heating; **fireplace** in the living room. The plot includes its own water well. In 2018, a covered swimming pool with a counter-current system and an outdoor barrel sauna were added to the **southeast-facing garden**. Parking will be provided on the property, a garage for one car is also part of the house. **All of the equipment shown in the photos is included in the asking price.**

An amazing green place with original houses and **brehtaking views** of the surrounding wooded hills. The center of Tanvald with everything you need is only 2 minutes away by car; there is also a bus station that can be reached directly from Prague, and a train station, from where the only rack line in the Czech Republic runs. The surroundings offer plenty of opportunities for enjoyment in every season; in winter take advantage of the nearby **popular mountain resorts and ski slopes** and in summer the possibility of hikes along numerous trails, bike paths, or the inline track along the Souš Dam. The comfortable drive by car from Prague takes about an hour and a half, and the regional capital, Liberec, is half an hour's drive away.

Usable area 303.9 m² (of which interior 260.5 m², cellars 19.6 m², garage 23.8 m²), built-up area 186 m², garden 1,631 m², land approx. 2,282 m² (to be specified in the new geometric plan).

