



House Nineteen-bedroom (20+kk)

€ 309 585 | CZK 7 800 000

300 m², Jablonec nad Nisou, Frýdštejn





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Plot	14 859 m ²
Foot print	168 m ²
Parking	-
Cellar	-
PENB	G
Reference number	101494

This romantic country house intended for renovation is surrounded by circa 1.5 hectares of its own plot of land with meadows, forests, and an area for construction set in the **Český ráj** protected landscape area. A unique place with wonderful views located near several romantic ruins and the **Malá Skála** castle.

The house with a partial basement and built-up area of 167 sq. m. is in a condition requiring complete reconstruction. **Water and electricity** are installed in the house; sewerage is handled by a sump with overflow. Approximately **1,000 sq. m.** of the total area is designated for **housing in the zoning plan**, the maximum coefficient of buildability is 20%, the minimum coefficient of greenery is 60%. The existing house can thus be expanded by approx. 30 sq. m. as part of the reconstruction, and a new building with 1 floor and a residential attic is also possible on the construction part of the land instead of reconstruction.

There are **2 good water wells** on the property ensuring a high-quality and sufficient source of water. The cellar is **vaulted with hand-worked sandstone blocks**.

The size of the plots guarantees perfect privacy, yet the building does not stand alone. Access from the asphalt road is about 120 m along the paved road. The plots of land extending from the building to the **south, east, and west** are part of the very heart of **Český ráj**, located near the **Maloskalská Drábovna formation** or the **Jizerská vyhlídka** lookout point. The surroundings are criss-crossed by **hiking, nature, and bike trails**, and the region is also very popular among fans of **rock climbing**. In winter, the place is a good starting point for trips to the **Jizera or Krkonoše mountain resorts**. The drive from Prague takes only about 45 minutes.

Usable area approx. 300 m², built-up area 167.6 m², land area 14 859 m².

