



House Nineteen-bedroom (20+kk)

€ 236 378 | CZK 5 900 000

300 m², Jablonec nad Nisou, Frýdštejn, Horky



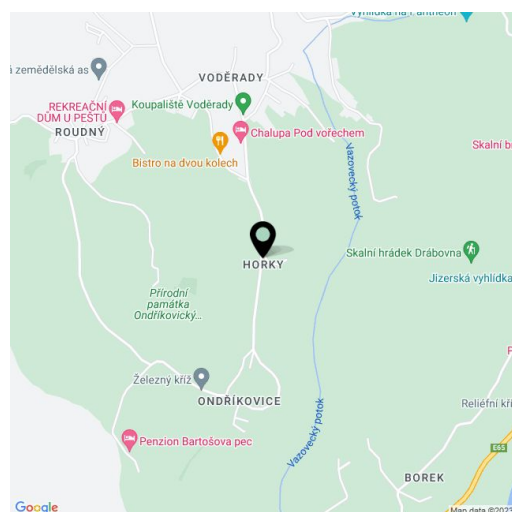


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|------------------|-----------|
| Plot | 14 859 m² |
| Foot print | 168 m² |
| Parking | - |
| Cellar | - |
| PENB | G |
| Reference number | 101494 |



This romantic country house intended for renovation is surrounded by an approx. 1.5 hectare 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 m² 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 m²** 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. 33 m² 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 has a **vaulted ceiling** 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 a 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.