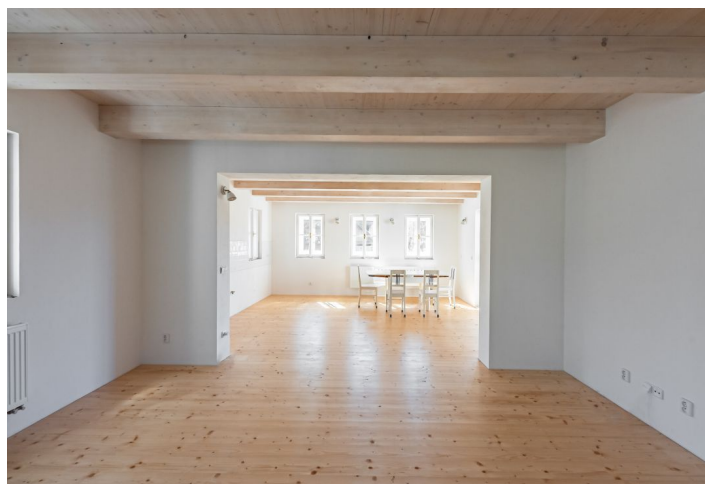




## House Four-bedroom (5+kk)

€ 845 811 | CZK 20 900 000

211 m², Jablonec nad Nisou, Albrechtice v Jizerských horách





## House Four-bedroom (5+kk)

€ 845 811 | CZK 20 900 000

211 m², Jablonec nad Nisou, Albrechtice v Jizerských horách

Usable area	211 m²
Plot	779 m²
Foot print	118 m²
Garden	661 m²
Floor area	188 m²
Terrace	23 m²
Parking	Parking is on the plot
Cellar	Yes
Reference number	102707

This high-quality new build stylish mountain house is located in an excellent place—the center of Albrechtice in the Jizera Mountains, within walking distance of ski resorts, right next to a bike path and hiking route leading through the beautiful nature of the Jizera Mountains.

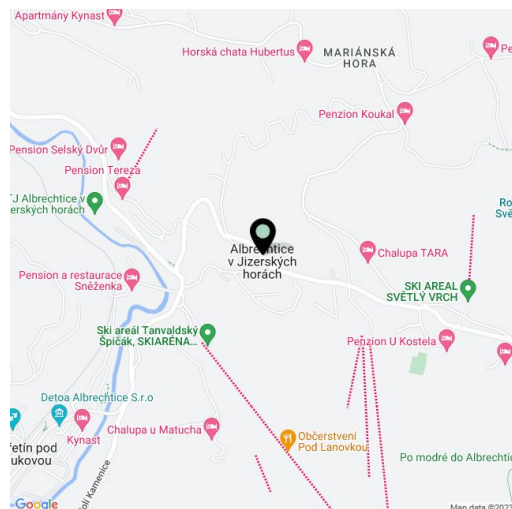
The ground floor consists of a large living/dining room and a kitchen with **beautiful views** and access to the **terrace**. There is also a bathroom with a toilet, a spacious entrance hall, a foyer and a hallway. The attic consists of 3 separate bedrooms (all **over 20 sq. m.**), a bathroom (with a bathtub and toilet), and a closet with a preparation for a tea kitchen. In the basement is an original **vaulted cellar** suitable, for example, as a wine cellar.

The **half-timbered insulated house**, designed by a **renowned architectural studio**, is in a state requiring completion. During its construction, emphasis was placed on the quality of the materials used and the design implemented. The **wooden casement windows** are custom-made; the floors are **wooden**. The offer includes a project for the kitchen, a tiled stove with a sleeping platform, false timbering, or a terrace. All utility network connections (water, sewerage, electricity, gas, internet - CETIN) are already approved. **Parking** is possible on the plot.

An **excellent location** right in the center of a mountain resort. There are 2 restaurants nearby, and a children's ski lift is about 100 meters from the house. The **Tanvaldský Špičák II** and **Světlý vrch** ski slopes are about 500 m away, and the **Harrachov** or **Ještěd** ski centers are also within a short driving distance. The surroundings are full of **natural beauty** and **interesting tourist destinations**, for example several **lookout towers**, and the popular **museum of wooden toys** in Jiřetín pod Jedlovou. The **lively center of Liberec**, as well as the **unique Jizera region of dark skies** is also nearby. Albrechtice is conveniently accessible by bus from Tanvald, and the drive from the outskirts of Prague takes about an hour and fifteen minutes by car.

Usable area 210.55 m², built-up area 118 m², garden 661 m², plot 779 m².

The property will be approved as a building for family recreation. Sale through the transfer of ownership of real estate or a 100% share in a company.





## House Four-bedroom (5+kk)

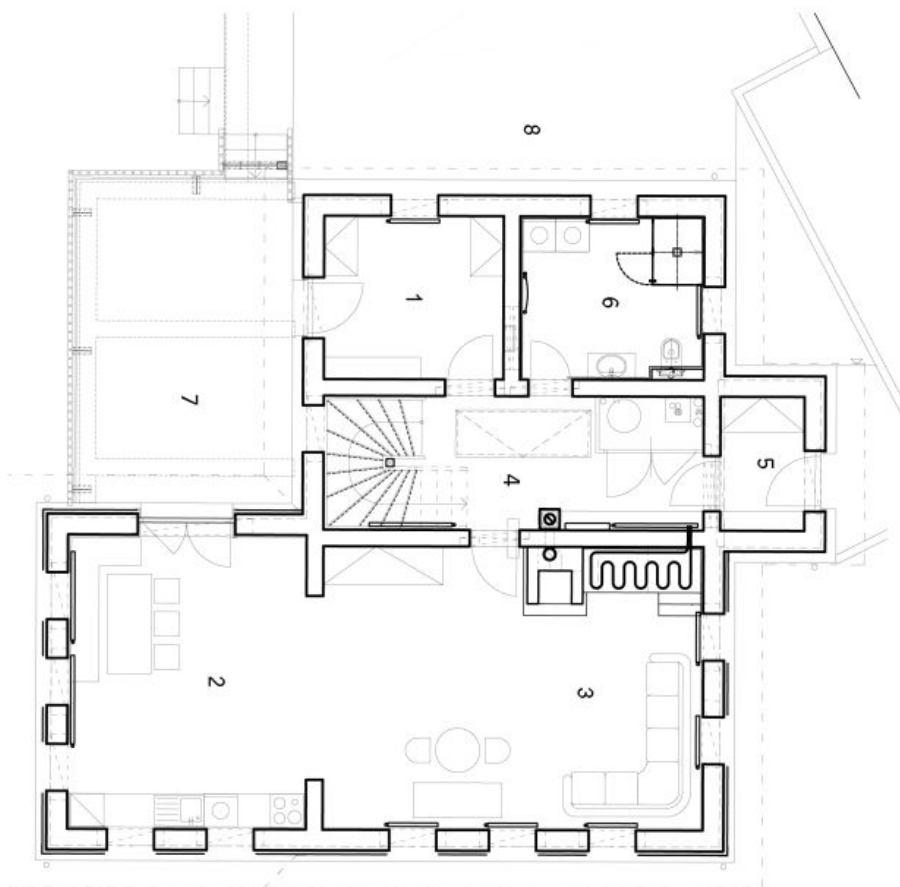
€ 845 811 | CZK 20 900 000

211 m<sup>2</sup>, Jablonec nad Nisou, Albrechtice v Jizerských horách

Albrechtice

1. NP

1	Zádvěří	9,56 m <sup>2</sup>
2	Obýtný pokoj + kk	22,93 m <sup>2</sup>
3	Obýtný pokoj	36,39 m <sup>2</sup>
4	Chodba	17,27 m <sup>2</sup>
5	Závětrí	3,90 m <sup>2</sup>
6	Koupelna	9,61 m <sup>2</sup>
7	Terasa	22,84 m <sup>2</sup>
8	Parking	





## House Four-bedroom (5+kk)

€ 845 811 | CZK 20 900 000

211 m<sup>2</sup>, Jablonec nad Nisou, Albrechtice v Jizerských horách

Albrechtice

Podkrovní

1	Chodba	10,72 m <sup>2</sup>
2	Koupelna + WC	5,85 m <sup>2</sup>
3	Pokoj	20,51 m <sup>2</sup>
4	Pokoj	20,68 m <sup>2</sup>
5	Ložnice	22,93 m <sup>2</sup>
6	Komora	5,36 m <sup>2</sup>

