



## House One-bedroom (2+kk)

Sold

219 m<sup>2</sup>, Litoměřice, Kamýk





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Total area	219 m <sup>2</sup>
Plot	529 m <sup>2</sup>
Foot print	342 m <sup>2</sup>
Garden	187 m <sup>2</sup>
Floor area	150 m <sup>2</sup>
Terrace	69 m <sup>2</sup>
Parking	Large garage and 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104713

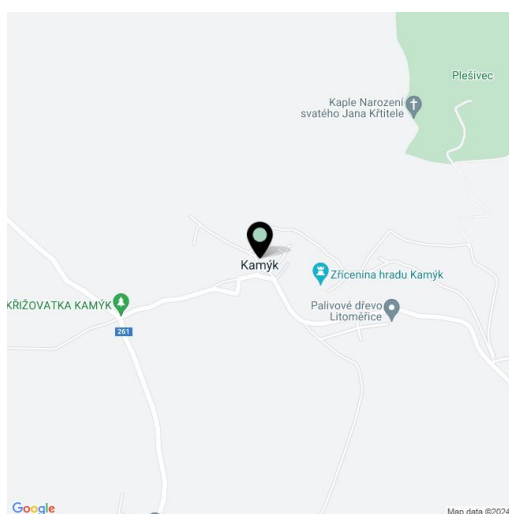
**This completely renovated and furnished historic stone house with a Mediterranean atmosphere is surrounded by a landscaped garden in the small, peaceful village of Kamýk, located near the Elbe River valley, about 3 km from Litoměřice. Its elevated position allows for breathtaking unobstructed views of castle ruins and the entire Central Bohemian Highlands.**

The main part of the ground floor consists of an open plan kitchen, dining room, living room, and study corner with a **library**. The entire space is illuminated by **French windows** allowing for views of the greenery and **direct access to the garden**. There is also a bathroom (with a bathtub and toilet) and a practical utility room with a shower, toilet, sink, washing machine, and direct access from the outside. The attic offers a generous **80 m<sup>2</sup> gallery** that can be used as a bedroom, connected to a **30-meter terrace**.

The unique historic house made of **limestone** is perched at the **highest point of the village**. It was built in **1850** and meticulously renovated in 2015. The **doors** and windows are wooden (windows have double glazing), the house is **air-conditioned**, there is **underfloor heating** on the ground floor, and radiators in the attic (gas heating). In the living room there is also a **preparation for a fireplace**. The house is offered **fully furnished**; the equipment has been carefully thought out to the last detail and procured directly for the house. The nicely landscaped garden is dominated by a **century-old lime tree**. Atop the garden with views of the peaks of the **Bohemian Central Highlands** (Milešovka, Hazmburk, or Malíč) and the **Krušné Mountains** there is a **relaxation zone** with a **covered pergola**. The hill has an **irrigation system**. There is a 3-cubicle rainwater retention tank on the property, and the **cellar** is used to store fruits and vegetables. Parking is provided in the large **garage** and on **3 outdoor spaces** on the paved area next to the house behind a remote controlled gate.

The location of the house allows you to live in a **perfectly quiet place in the middle of nature** and at the same time within reach of complete urban amenities. Right by the house is a hiking or nature trail into the surrounding dense forests, for example to the local attraction – **the ice pits**, to the lookout point on Plešivec Hill or to the **ruins of Kamýk Castle**. **Bike paths** also lead through the beautiful surroundings. The city of Litoměřice with its beautiful historic center is only a few minutes away by car or less than a quarter of an hour by bus, Ústí nad Labem is also within a short driving distance, and the drive to Prague by car takes about 45 minutes.

Usable area 218.77 m<sup>2</sup>, built-up area 342 m<sup>2</sup>, garden 187 m<sup>2</sup>, plot 529 m<sup>2</sup>.

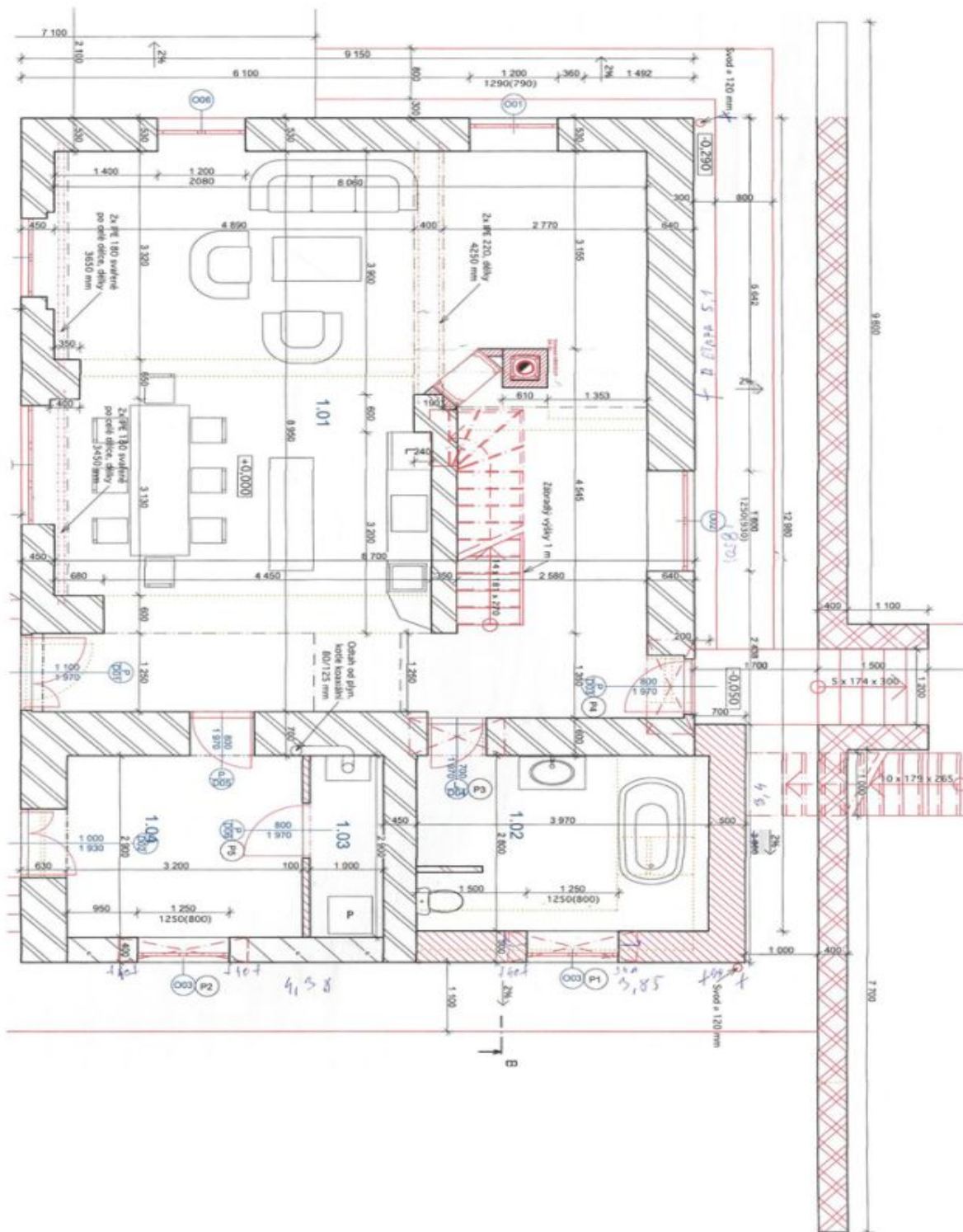




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