



## House Six-bedroom (7+kk)

€ 1 001 402 | CZK 25 000 000

350 m<sup>2</sup>, Liberec, Jablonné v Podještědí







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Plot	3 559 m <sup>2</sup>
Foot print	421 m <sup>2</sup>
Garden	3 138 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	106399

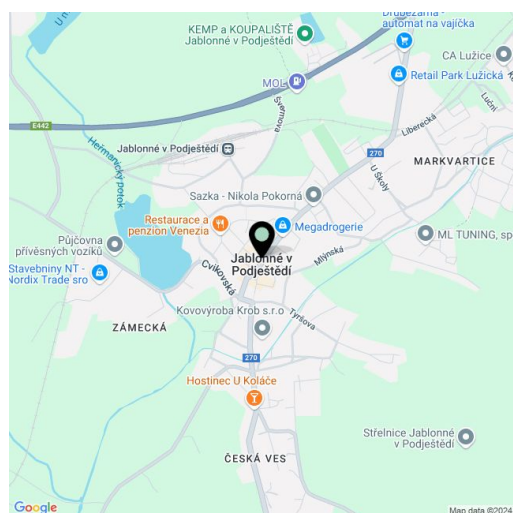
**This romantic family house from 1924, with a fully furnished interior designed down to the last detail, is located in a charming area in the middle of the woods in the Lužické hory PLA but at the same time in the immediate vicinity of a golf resort.**

The ground floor consists of a living room, a **reading room** with access to the kitchen and dining room, a pantry, a bathroom, a laundry room, a stairwell, and a vestibule. Upstairs is the master bedroom with an en-suite bathroom, **walk-in wardrobe**, and access to the **terrace**, a large room with two separate sleeping areas, another small bedroom, a bathroom, a separate toilet, a walk-in wardrobe, and a hallway. In the attic is a bedroom, a large space, and a toilet. **Calming views of the ever-present greenery** from every window. The **basement** contains a cellar of approx. **45 m<sup>2</sup>**.

**The impressive residence** was originally a **game house**, and was completely reconstructed in 2019, giving the house modern day comforts without disturbing the original architectural character. The reconstruction included high-quality waterproofing and a new roof. The floors are new **wooden** or with **original tiles**, and a cozy impression is created by **exposed beams**. New wooden windows with **triple glazing** and heating is provided by a heat pump supplemented by a **tiled stove** in the reading room. The water is from a **water well** (passes through a water purifier in the basement), and another well is a 2-minute walk from the house. Waste is diverted to the septic tank. The house has its own **lake** with the possibility of being converted into a swimming pool. The purchase price includes **all the interior furniture** including **antiques**; the kitchen is equipped with **Miele** appliances.

The location of the house ensures **perfect privacy** and **complete peace**, but thanks to the neighboring **golf resort**, sports and restaurants can also be enjoyed. **The romantic surrounding landscape** with many **rock formations** offers a wide range of walking and cycling routes, and in winter, ski trails. Civic amenities are available in nearby Jablonné v Podještědí or Cvikov, where there is a **popular brewery**. Several **German schools** are nearby.

Floor area 350 m<sup>2</sup>, built-up area 421 m<sup>2</sup>, garden 3,138 m<sup>2</sup>, plot 3,559 m<sup>2</sup>.

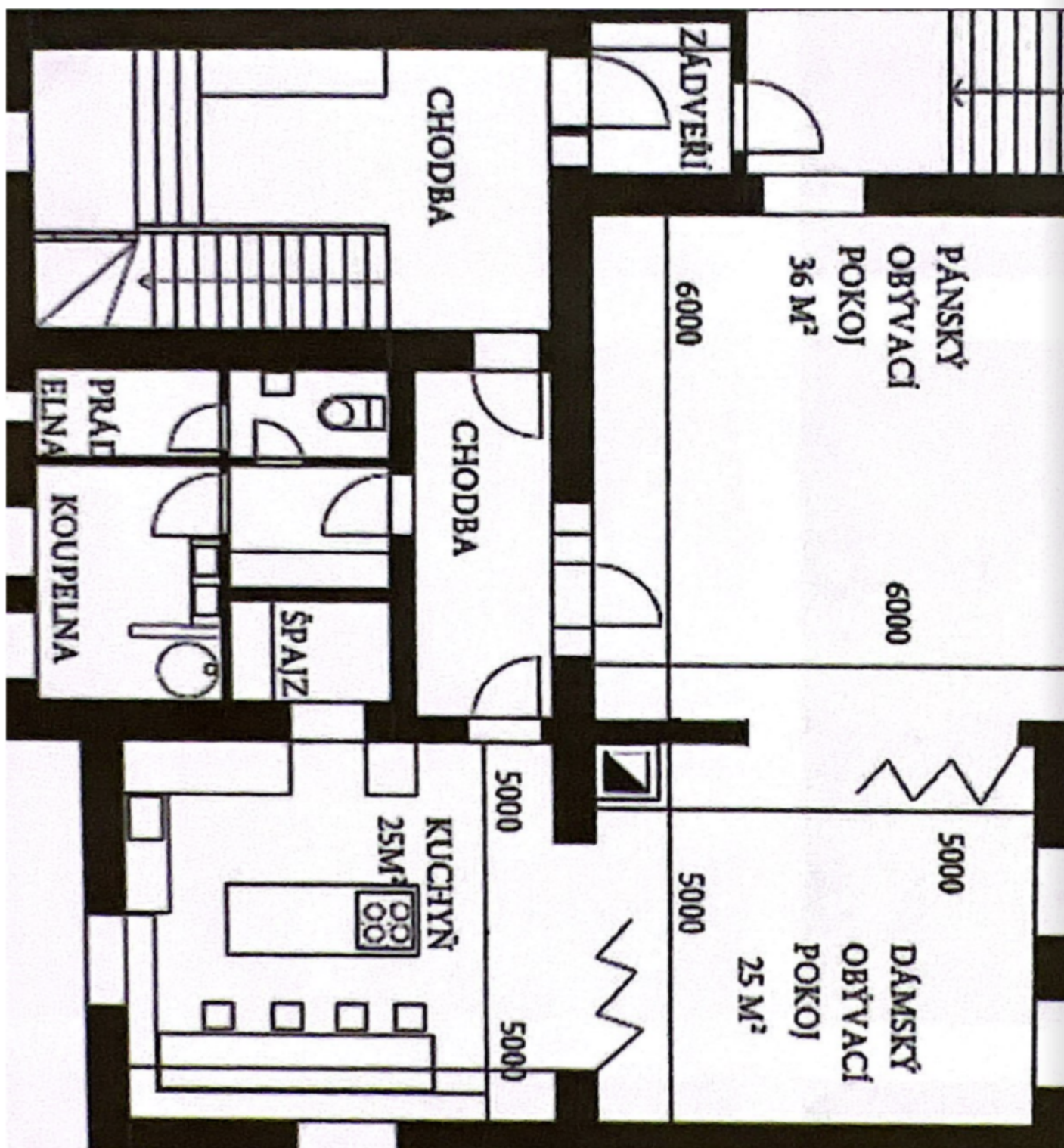




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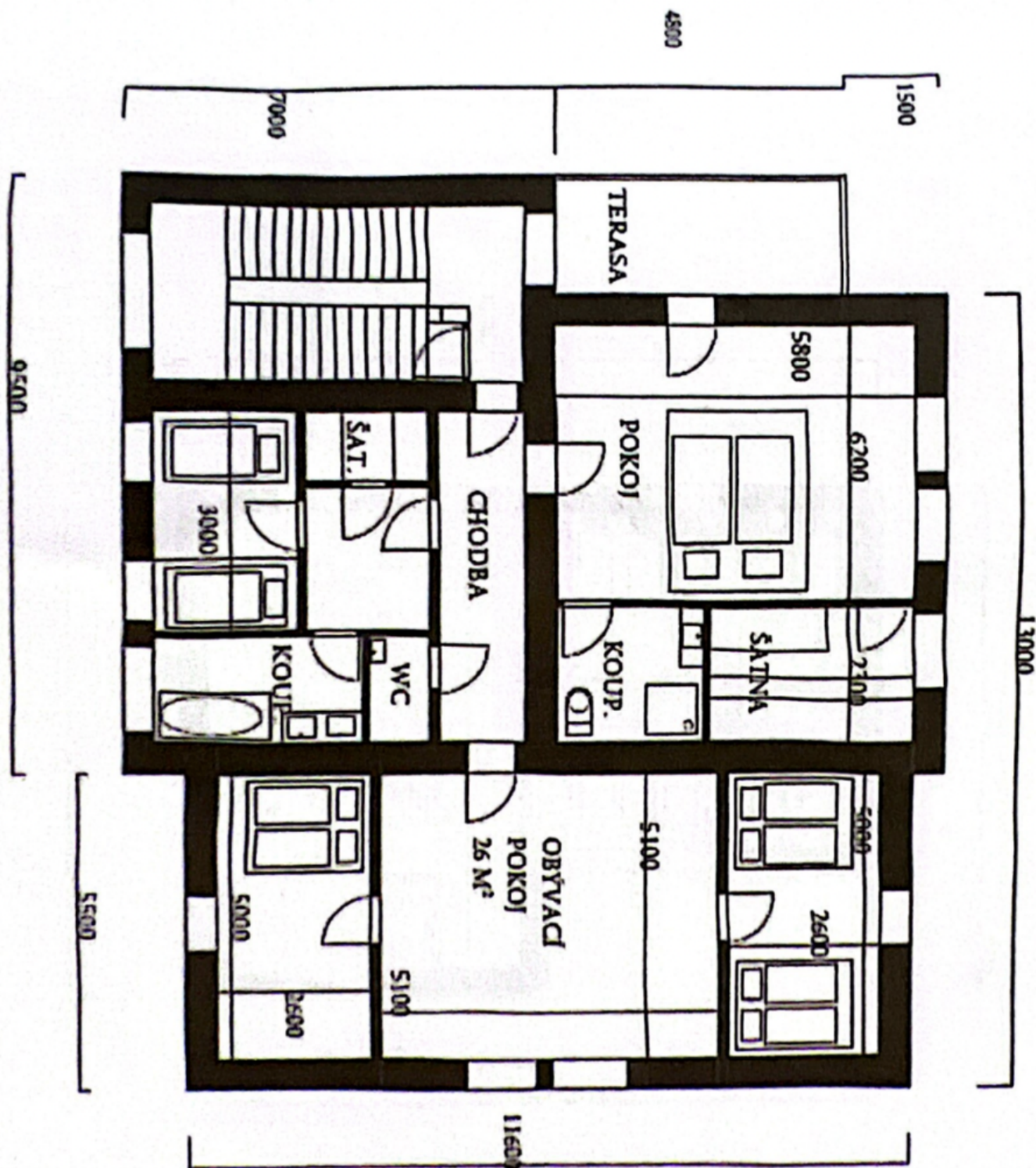




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