



House Ten-bedroom (11+1)

Sold

335 m², Ústí nad Labem, Máchova





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Plot	1 180 m ²
Foot print	164 m ²
Garden	1 016 m ²
Parking	Parking on the plot
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39864

This Art Nouveau villa from 1925 with a large garden guaranteeing privacy is located in a beautiful place on a hill overlooking the chateau Větruše and the Krušné Mountains. The villa can be used as a whole as a family or corporate residence, or divided into 3 separate housing units.

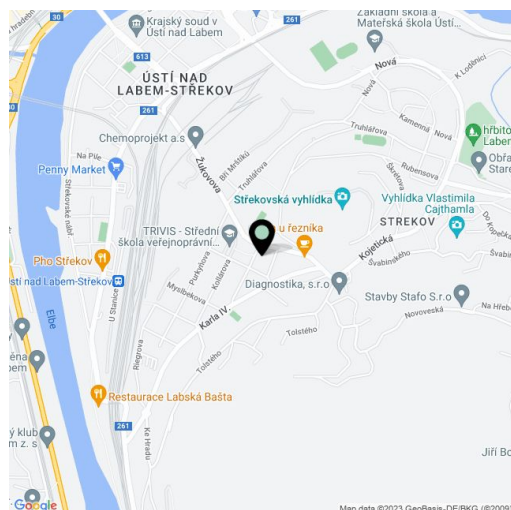
In the semi-basement, there is currently a 1-bedroom unit, on the ground floor 2-bedroom apartment, and on the 1st floor 3-bedroom apartment with a balcony.

The ground floor retains **the original craftsmanship** - parquet floors, stucco ceilings, wooden stairs and doors. The windows have blinds, some insect screens. The equipment includes LED lights. The house was renovated in 2001–2002 (**Bramac** roof, plastic windows, electricity, water, waste and heating). Central heating with 2 gas boilers (Baxi and Junkers). The house is guarded by a security system. Parking on the outdoor area on the plot, the original **garage** is used as a warehouse.

The villa is part of a traditional residential area under the **Střekovská Malé Sedlo viewpoint**. Within reach is a grocery store, kindergarten and elementary school, clinic or post office. Not far from the house, there are trolleybuses; the train station is about 1.5 km away. There is a nature and hiking trail nearby, which leads to the majestic **Střekov Castle** and the **Sluneční stráň** nature reserve.

Floor area 335 m², built-up area 164 m², garden 1,016 m², land 1,180 m².

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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