



## House Three-bedroom (4+kk)

Sold

130 m<sup>2</sup>, Semily, Vichová nad Jizerou





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Plot	455 m <sup>2</sup>
Foot print	106 m <sup>2</sup>
Garden	349 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	40562

**This brick family house with charming views of the surrounding hills stands on a perfectly accessible plot of land in the foothills of the Krkonoše Mountains, in the protected zone of this national park. The offer includes a study for the reconstruction of the house and a building permit.**

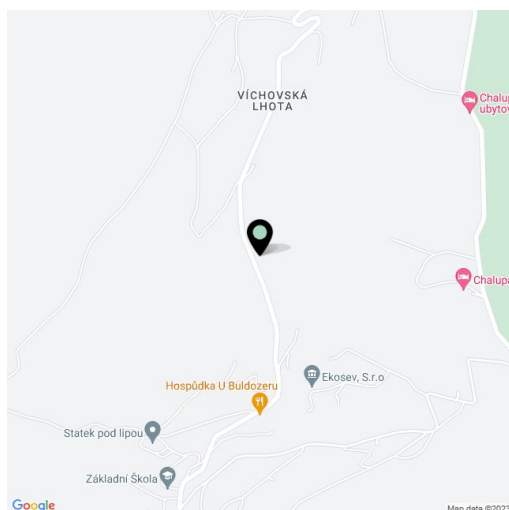
According to the architectural study, a timeless house can be created by reconstructing the existing building, which will have the following layout: in the basement, there will be a common room with access to the **garden terrace**, a toilet, a utility room, a **garage**, and storage, on the ground floor a living room with a kitchen and an adjacent **grassy terrace on the roof of the garage**, a bedroom with a dressing room and bathroom, a separate toilet, a hallway, and a foyer. In the attic, there will be a living room with a kitchen, a bedroom with a dressing room, a bathroom, and a separate toilet.

Connections to water and electricity; waste is drained into a septic tank (the design includes a WWTP). There is a **cellar** on the plot.

The house is located in the **picturesque landscape** surrounding the village of Vichovská Lhota with sparsely scattered buildings above the **Chlumský Stream**, the tributaries of which create small **waterfalls**. The place is well connected to the surrounding villages and towns by buses and trains; in the neighboring village of Vichová nad Jizerou is a kindergarten and elementary school, a post office, or a grocery store. The surrounding area is interwoven with hiking and bike trails. Additional advantages of the area include the proximity of major **ski resorts** in the Krkonoše and Jizera mountains.

Usable area 130 m<sup>2</sup>, built-up area 106 m<sup>2</sup>, garage 22.8 m<sup>2</sup>, cellar 4.8 m<sup>2</sup>, land 455 m<sup>2</sup>.

Option to **pay the purchase price in installments**. Contact our office for more information.

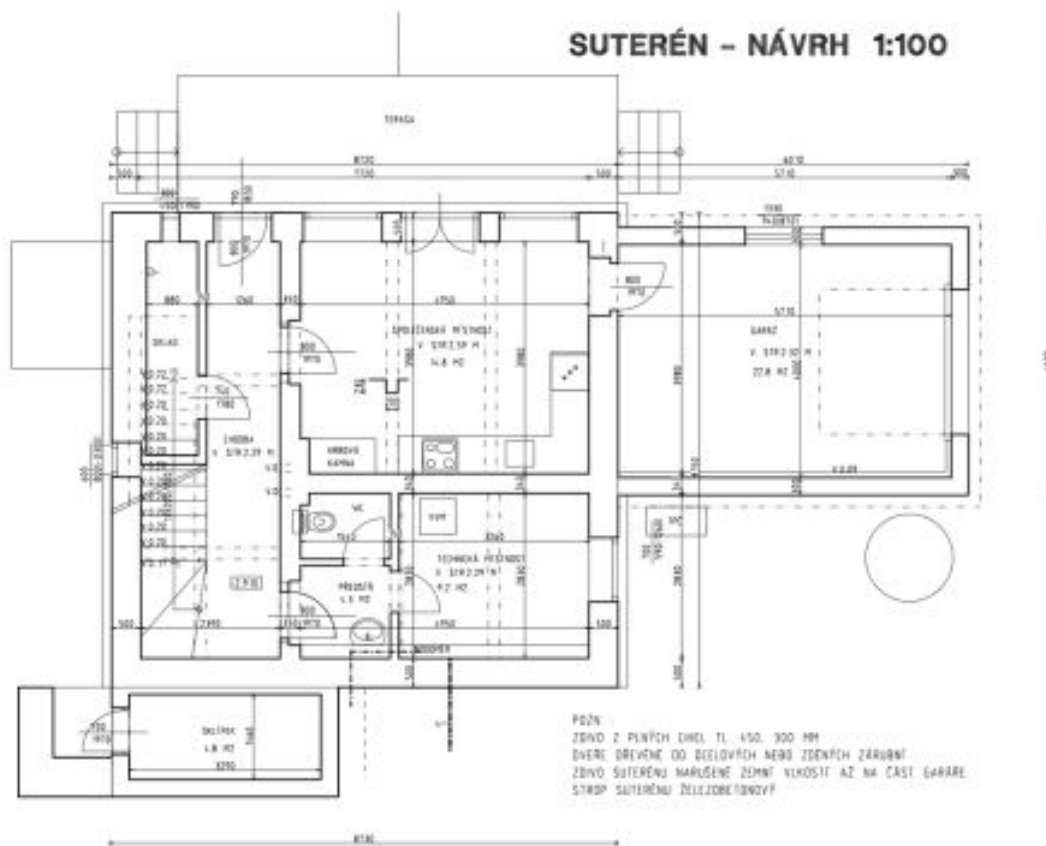




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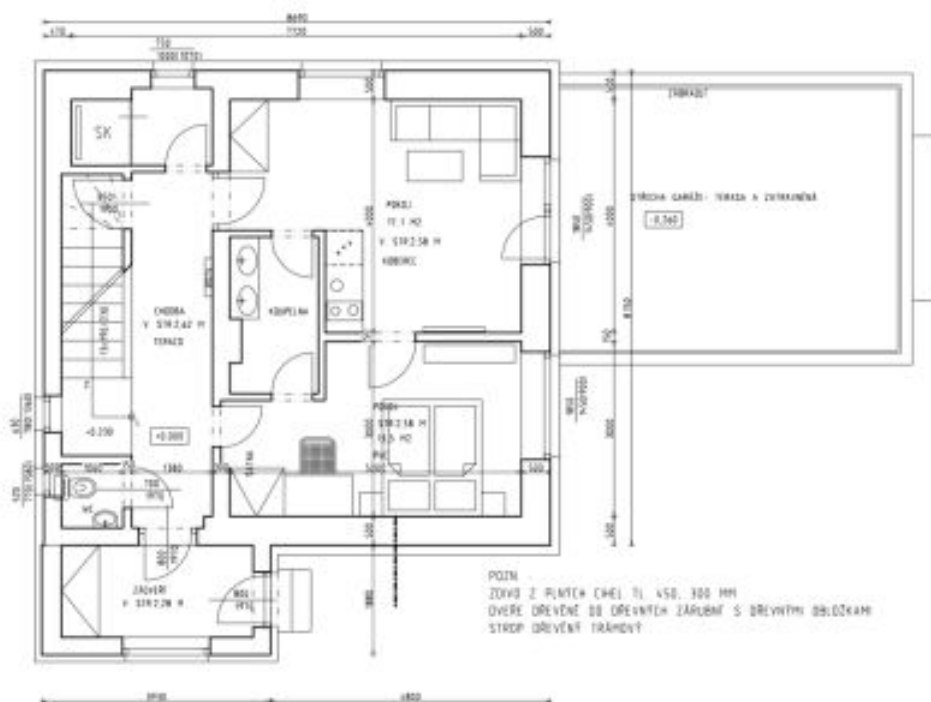


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### PŘÍZEMÍ - NÁVRH 1:100



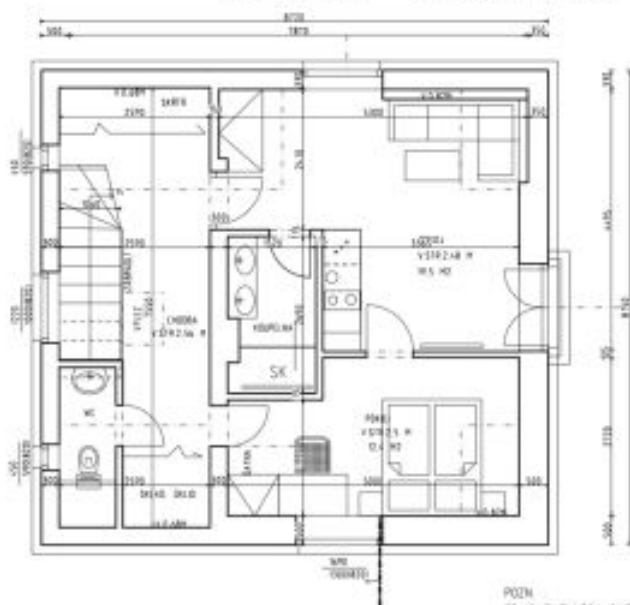


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### PODKROVÍ - NÁVRH 1:100



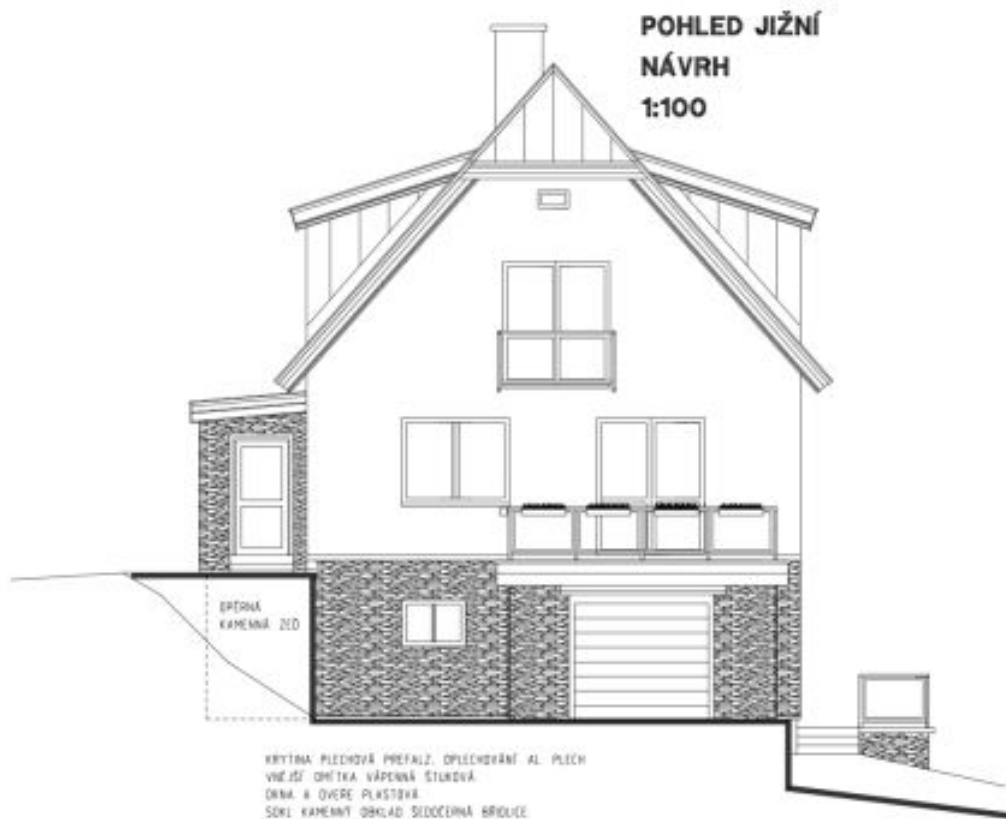
POZEM.  
ZDÍVKA Z PLYŇCH ČHEJ TL. 450, 300 MM  
OKENĚ DŘEVĚNÉ DO DŘEVĚNÝCH ŽALUZIÍ S DŘEVĚNÝMI OBLOŽKAMI  
STROP DŘEVĚNÝ TRANDVÝ



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