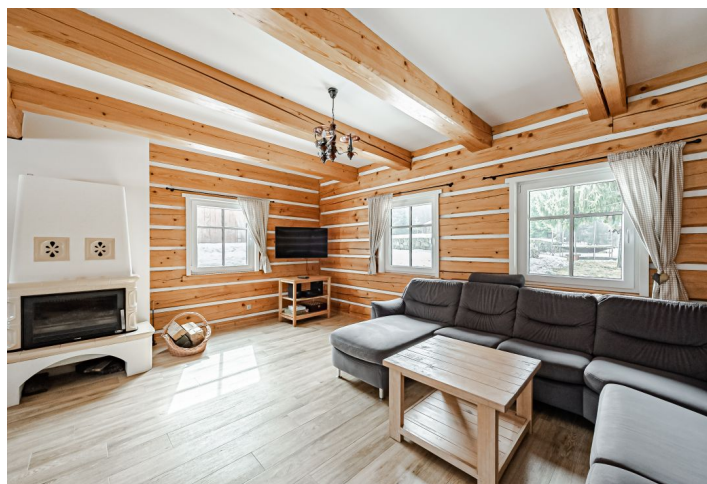




## House Nine-bedroom (10+kk)

€ 1 230 403 | CZK 31 000 000

225 m<sup>2</sup>, Jablonec nad Nisou, Smržovka, Jelení kout







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Plot	2 596 m <sup>2</sup>
Foot print	319 m <sup>2</sup>
Parking	Garage + 4 outdoor spaces
Cellar	-
PENB	G
Reference number	42075

This set of two buildings with fully functioning accommodation—a stylish log cabin and a neighboring reconstructed brick mountain house with an outdoor pool, garden house, garage, carefully maintained garden, and sun terrace. The property is located in the semi-solitude in the village of Smržovka in the Jizera Mountains.

The ground floor of each building has a kitchen, a bathroom, and a separate toilet, and in the attic 4 bedrooms and a toilet.

Both houses are in **perfect condition** and are fully furnished for **accommodation purposes**. The kitchen is equipped with a ceramic hob, electric oven, microwave, refrigerator with a freezer, and dishwasher. There is electric underfloor heating on the ground floor and direct heaters on the first floor. There is a **fireplace** in the living room. Water is from its own water well, waste is handled by its own WWTP. There is a **garage and 4 outdoor parking spaces**. For relaxation, there is a **sliding pool** surrounded by a **sunny terrace**, a fireplace, and a children's playground in the garden. Skis, bicycles, and other equipment can be stored in a lockable **garden house**.

The houses are located in a beautiful quiet place right next to a forest, by a **hiking trail** and bike path, a short walk from a popular **toboggan run**. The nearest ski slope is 3 minutes away by car. There are several **Jizera ski resorts** within a short driving distance, including Bedřichov or Ještěd, and you can also reach the **Krkonoše resorts** in about half an hour. There are grocery stores, restaurants, a pastry shop, a pharmacy, and an ATM in Smržovka.

Built-up area - 135 m<sup>2</sup> (mountain house), 90 m<sup>2</sup> (log cabin) and 33 m<sup>2</sup> (garden house), garage 61 m<sup>2</sup>, garden 2,277 m<sup>2</sup>, land 2,596 m<sup>2</sup>.

