

## House Three-bedroom (4+1)

€ 781 094 | CZK 19 500 000

184 m<sup>2</sup>, Liberec, Liberec, U Cihelny

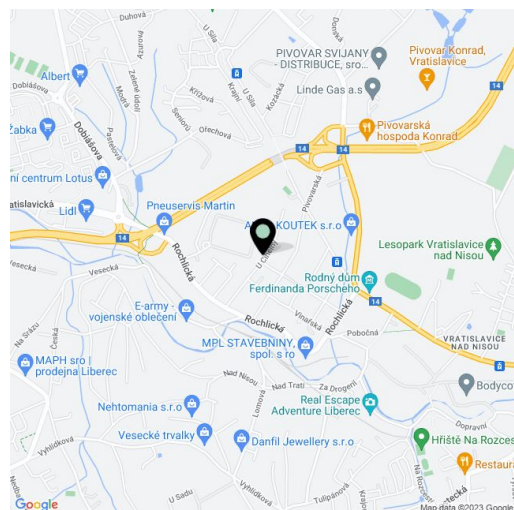


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Total area	184 m <sup>2</sup>
Plot	487 m <sup>2</sup>
Foot print	74 m <sup>2</sup>
Garden	413 m <sup>2</sup>
Floor area	154 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Parking on the plot in front of the house
Cellar	-
PENB	C
Reference number	100695



This architecturally distinctive, timeless villa designed down to the last detail is located on a corner, mostly southwest-facing lot. It is offered fully furnished with a nicely landscaped garden. The house is located in a residential area in Liberec with impressive views of the Jizera Hills, including Ještěd.

The ground floor consists of a kitchen, a **fully glazed dining room** with access to a **sunny terrace**, a utility room, a hallway, and a toilet. On the 1st floor is a living room, a bedroom, a bathroom, and a separate toilet. On the 2nd floor, there are 2 rooms, a study on the gallery, a **terrace**, and a closet. A **storage room** (for skis, bikes, garden furniture, etc.) is accessible from the garden.

The villa was completed in 2015. Windows are **aluminum**; floors in the rooms are **three-layer wooden**, and a distinctive element of the interior is the **cast concrete on the walls**. The purchase price includes **all of the interior fittings**: e.g. a **Rolf Benz Agio sofa**, all of the built-in furniture, a custom-made kitchen with **Bosch** appliances, a **Neff** induction hob and **Faber** hood, a Slovak **designer table and Karpíš bench**, or **ATEH Lighting fixtures**. Water taps and sanitary ware are by the quality brands **GESSI**, **Alape**, **Kaldewei**, **Laufen**, and **SanSwiss**. The house is guarded by a **Jablotron** security system with motion sensors and a remote-controlled alarm. The heat source for **underfloor heating** is an **ACV Prestige** gas condensing boiler, hot water in the tank is heated by a **solar collector**. **Parking for 2 cars** is provided by the shed next to the house. A beautifully shaped **magnolia** dominates the professionally established **hedge-lined garden**.

The location of the house is a short driving distance to everything you need. A kindergarten and elementary school are about 3 minutes away by car, and supermarkets and other services are also nearby. **The beautiful surrounding nature** encourages **sports activities** in every season, it is close to popular **mountain resorts**. Transport connections are provided by trains and buses, and by car you can easily connect to highway No. 14.

Usable area 183.57 m<sup>2</sup> of which 153.6 m<sup>2</sup> is interior and 29.97 m<sup>2</sup> terraces, built-up area 74 m<sup>2</sup>, garden 413 m<sup>2</sup>, plot 487 m<sup>2</sup>.