

## House Eight-bedroom (9+1)

Ask for price

320 m<sup>2</sup>, Bruntál, Malá Morávka

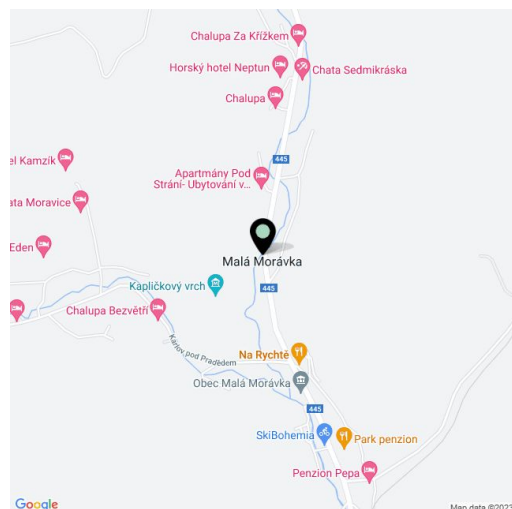


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Total area	320 m <sup>2</sup>
Plot	726 m <sup>2</sup>
Foot print	200 m <sup>2</sup>
Floor area	300 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Parking for up to 8 cars
Cellar	-
PENB	B
Reference number	102265



This newly built apartment building with 3 units with a capacity of 20 people, a sauna, a lounge, and parking for 8 cars stands on a gated plot in the Jeseníky Nature Preserve, just a few meters from the popular Karlov mountain ski area. The property is used for recreation, but it is also a place to organize business workshops.

On the ground floor is a common room with a kitchen, a fireplace, and access to the garden terrace, as well as 1 apartment with a living space, a kitchen, a toilet, a shower, and a terrace. On this level, there is also a vestibule, a toilet, a closet, a heated ski storage room (in the summer a bike room with the possibility of charging e-bikes), and a sauna for up to 7 people with a shower, rest room, and outside entrance. Upstairs are 2 apartments, each with 2 bedrooms, a living room with a kitchen, a bathroom, and an foyer. The living area can be expanded by an attic, where networks are already connected.

The building was approved in December 2020. The insulated house is made of Ytong bricks; windows are aluminum (smaller ones are plastic). The entire house has underfloor heating and the heat source is an IVT heat pump. The building is connected to utility networks (including sewerage). Floors are hardwood and tiled; wooden designer interior doors with a height of over 2 m. Facilities include designer lighting and elements, quality wooden furniture, wood and stone cladding, an intelligent control system of the house via telephone, smart TV in each apartment, security, and a camera system. The apartments have a fully equipped kitchen (electric and microwave oven, refrigerator, dishwasher, coffee maker), and the kitchen in the common room with a wine bar is also fully equipped. The outdoor sitting area can be completely enclosed and used as a winter garden, there is a place for a grill under the pergola, and the beautifully landscaped garden also has a fireplace, children's playground, or water refreshments. It can comfortably park up to 8 cars.

A perfect location approx. 200 m from a ski lift. In winter, it is possible to reach the cottage on skis. Karlov pod Pradědem and Malá Morávka are sought-after recreational places in the Jeseníky Mountains, offering a wealth of activities in all seasons. The surroundings are full of hiking, bike, and, in winter, cross-country trails, and the Karlova Studánka mountain spa is nearby.

Usable area 320 m<sup>2</sup> (of which terrace 20 m<sup>2</sup>), floor area 293 m<sup>2</sup>, built-up area 196 m<sup>2</sup>, garden 524 m<sup>2</sup>, plot 720 m<sup>2</sup>. Used as a guest house based on the approval of the building authority.

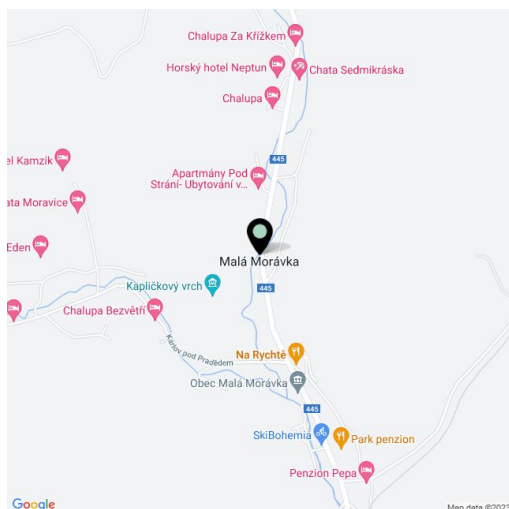


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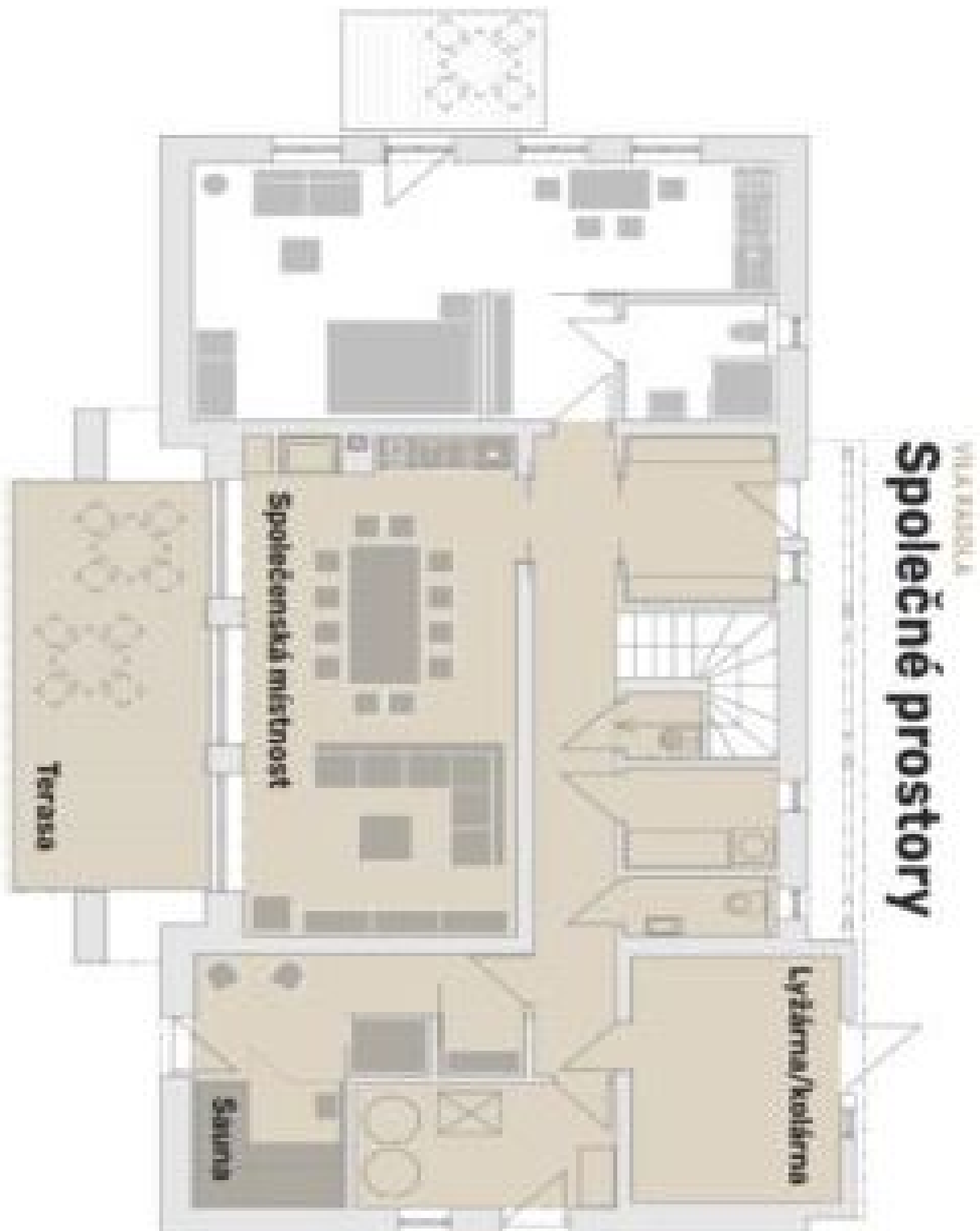
The current average year-round occupancy is more than 50%.



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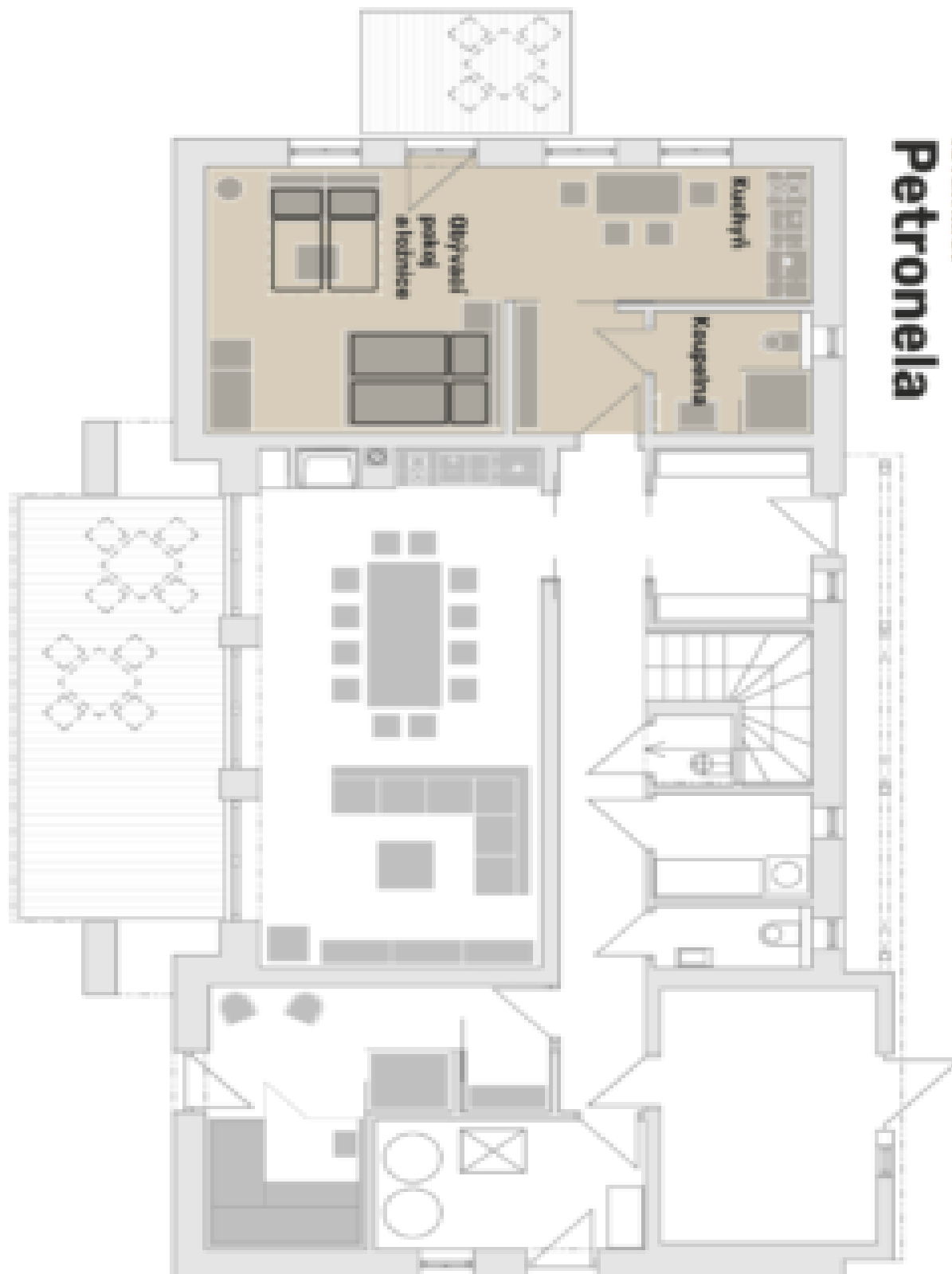
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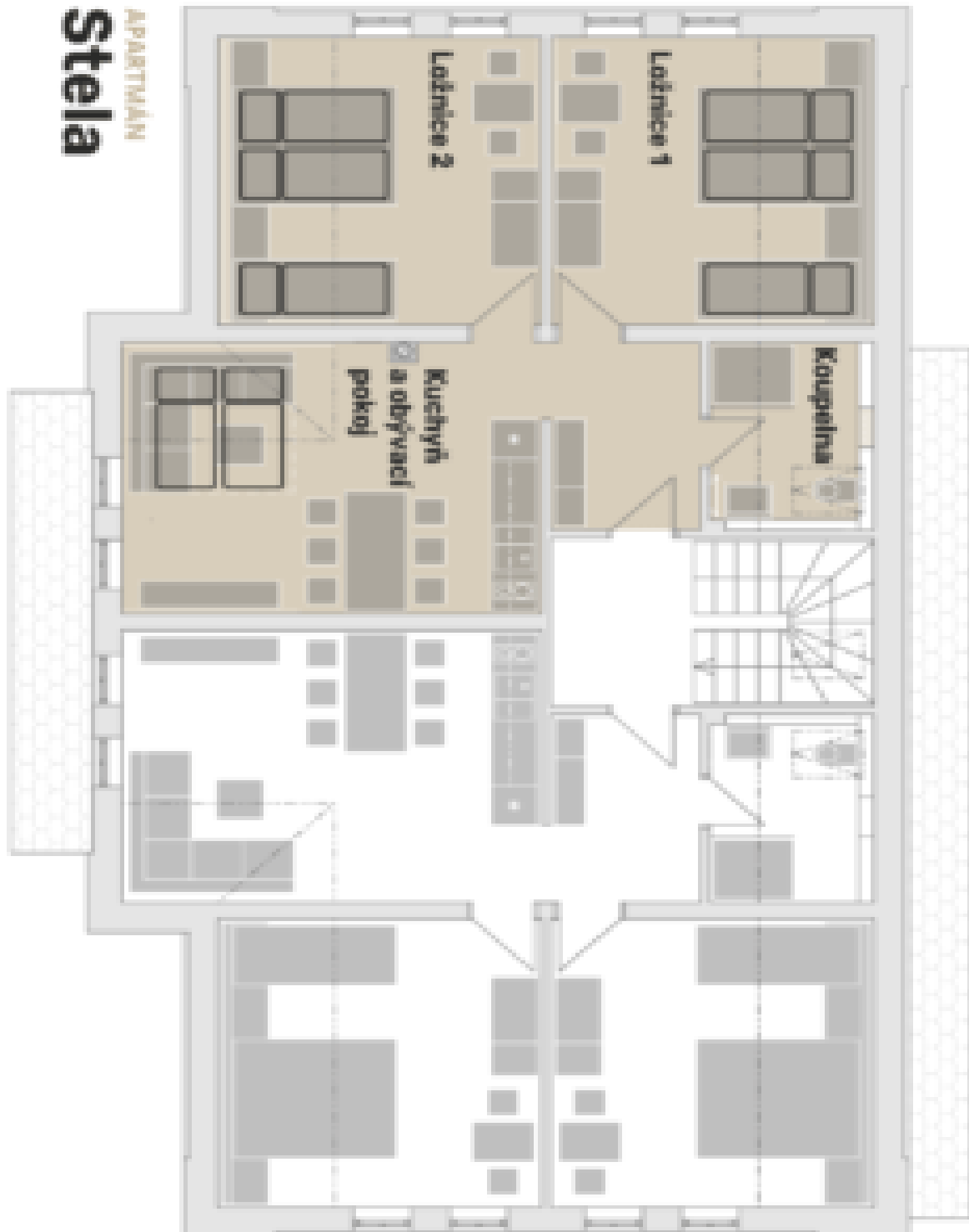
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