

## House Three-bedroom (4+kk)

Sold

188 m<sup>2</sup>, Mladá Boleslav



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Plot	646 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	40600

This traditional wooden house, which has been sensitively and expensively reconstructed, during which Old World charm has been preserved and the comfort of modern times has been ensured, is part of a small village reserve in the Bohemian Paradise Protected Landscape Area. A picturesque cottage with a wellness area and a wine cellar, surrounded by beautiful nature, offering relaxation and sports activities.

The ground floor consists of a living room with a spacious **tiled stove** that can be used for sleeping, a kitchen, an entrance hall, and a toilet. The former barn has a **wellness** area with a **hot tub** and a **Finnish sauna**. Upstairs there are 3 bedrooms and a large hallway. The wooden cottage includes a **wine cellar** with a seating area.

The house was expensively renovated under the supervision of the National Monuments Institute. Traditional materials and processes were used, not only in the construction part but also in the interior equipment. The house has a **shingle roof**, **wooden rain gutters**, and boasts **handmade stylish furniture and ceramics**. In addition to the stove, heating is also provided by a remote-controlled electric boiler and the building is connected to electricity and the municipal water supply; waste is drained into a sump.

The cottage stands in the romantic landscape of the **Bohemian Paradise** in the middle of forests, near several **castle ruins**. The surrounding area offers a wide range of tourist destinations, close-by is an ornithological nature reserve or a large pond suitable for **swimming** and boat trips. The place is easily accessible from the D10 motorway—the ride from the outskirts of Prague takes only about 35 minutes. The **Jizera Mountains** are also nearby and can be enjoyed year-round. Shops and services are in nearby Mnichovo Hradiště, which is connected to the village by a bus line.

Floor area 188 m<sup>2</sup>, land 646 m<sup>2</sup>.

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