



## House Four-bedroom (5+kk)

€ 232 651 | CZK 5 850 000

110 m<sup>2</sup>, Liberec, Hlavice





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Plot	220 m <sup>2</sup>
Foot print	111 m <sup>2</sup>
Garden	109 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	43158

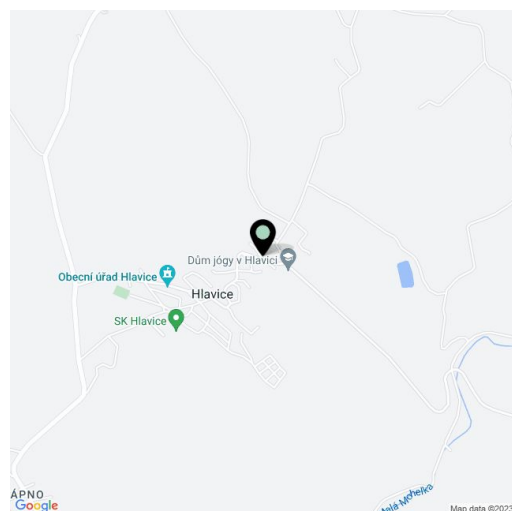
**This village cottage with a cozy interior, suitable for both recreational and permanent living, has been meticulously yet sensitively renovated in a manner that respects tradition. The cottage features a thoughtfully designed interior with authentic craftsmanship, a wine cellar, and beautiful views from both the windows and the porch. It is situated in a stunning location near the Bohemian Paradise, Jizera Mountains, and Lusatian Mountains.**

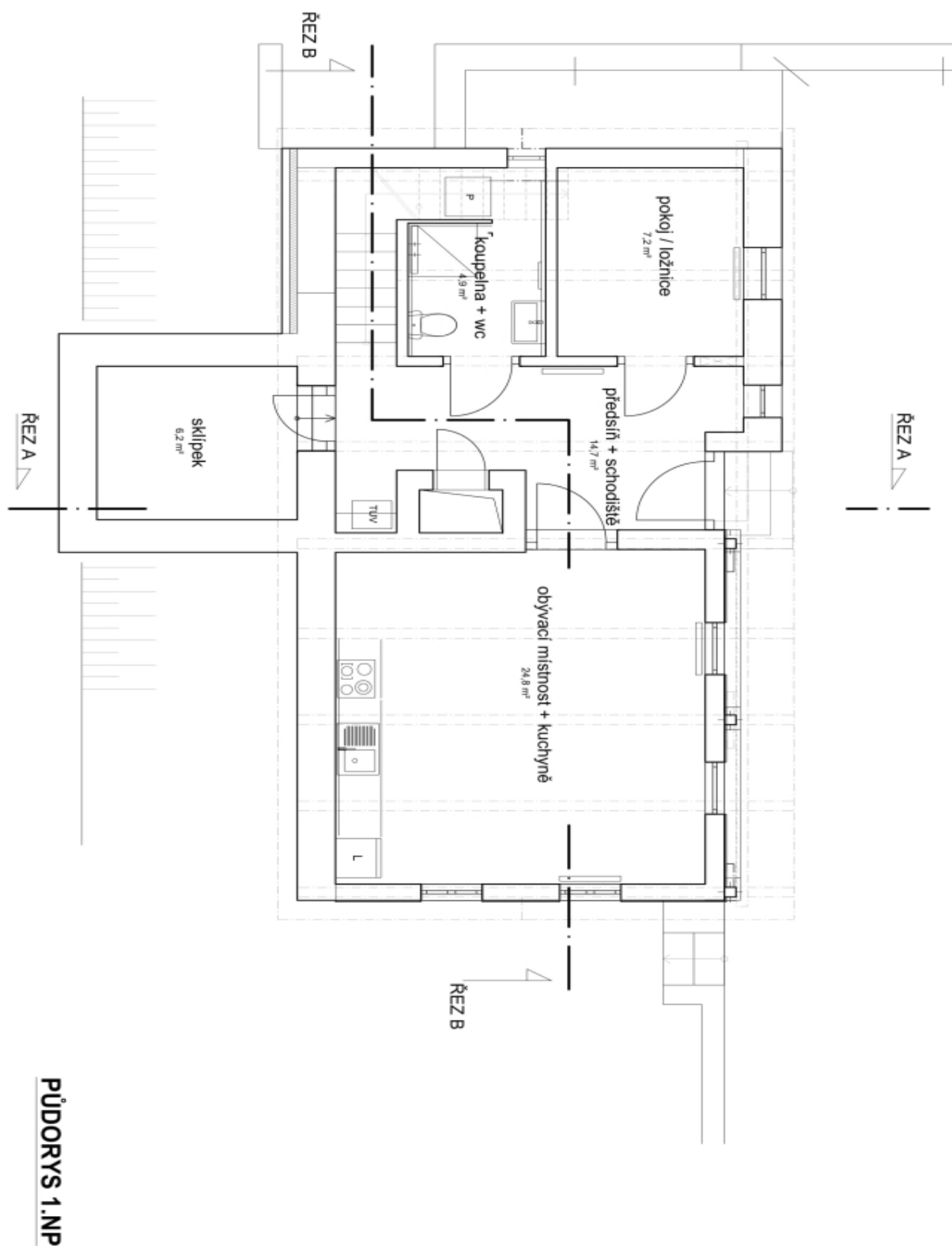
On the ground floor, there is a spacious room prepared for a kitchen and **wood-burning stove**, a bedroom, a bathroom, an entrance hall, and a **wine cellar**. The attic features an open gallery with a workspace, two bedrooms, and storage space.

The entire cottage was renovated based on an architectural design, with every new element carefully considered to **respect tradition**. The new thermally insulated windows are precise replicas of the originals. The custom-made **solid wood** interior doors are finished in a deep **bottle-green color**, while the original **vaulted wine cellar** boasts **hand-laid brick flooring**. The ground floor features oiled three-layer oak flooring, as does the staircase, while the kitchen and bathroom have **Italian tiles**, and the attic is finished with **natural marmoleum**. The ground floor is further enhanced by original, hand-hewn beams. The property is connected to electricity and the municipal water supply, with rainwater collected in a storage tank. Heating is provided by accumulation electric heaters, hot water is supplied by a boiler with smart control via a mobile app, and wastewater is managed through a septic tank. The house is also prepped for internet and TV, and the offer includes a design plan for the kitchen and parking space.

The house enjoys **lovely valley views**, and the surrounding area offers numerous hiking trails and various sports activities, including **swimming** within walking distance. The location is surrounded by several **protected landscape areas**: **Bohemian Paradise** to the southeast, the **Jizera Mountains** to the northeast, and the **Lusatian Mountains** to the northwest. For permanent residence, a kindergarten and elementary school are available in the village, while broader amenities can be found in Český Dub or Mnichovo Hradiště.

Floor area 109.7 m<sup>2</sup>, built-up area 111 m<sup>2</sup>, garden 109 m<sup>2</sup>, plot 220 m<sup>2</sup>.



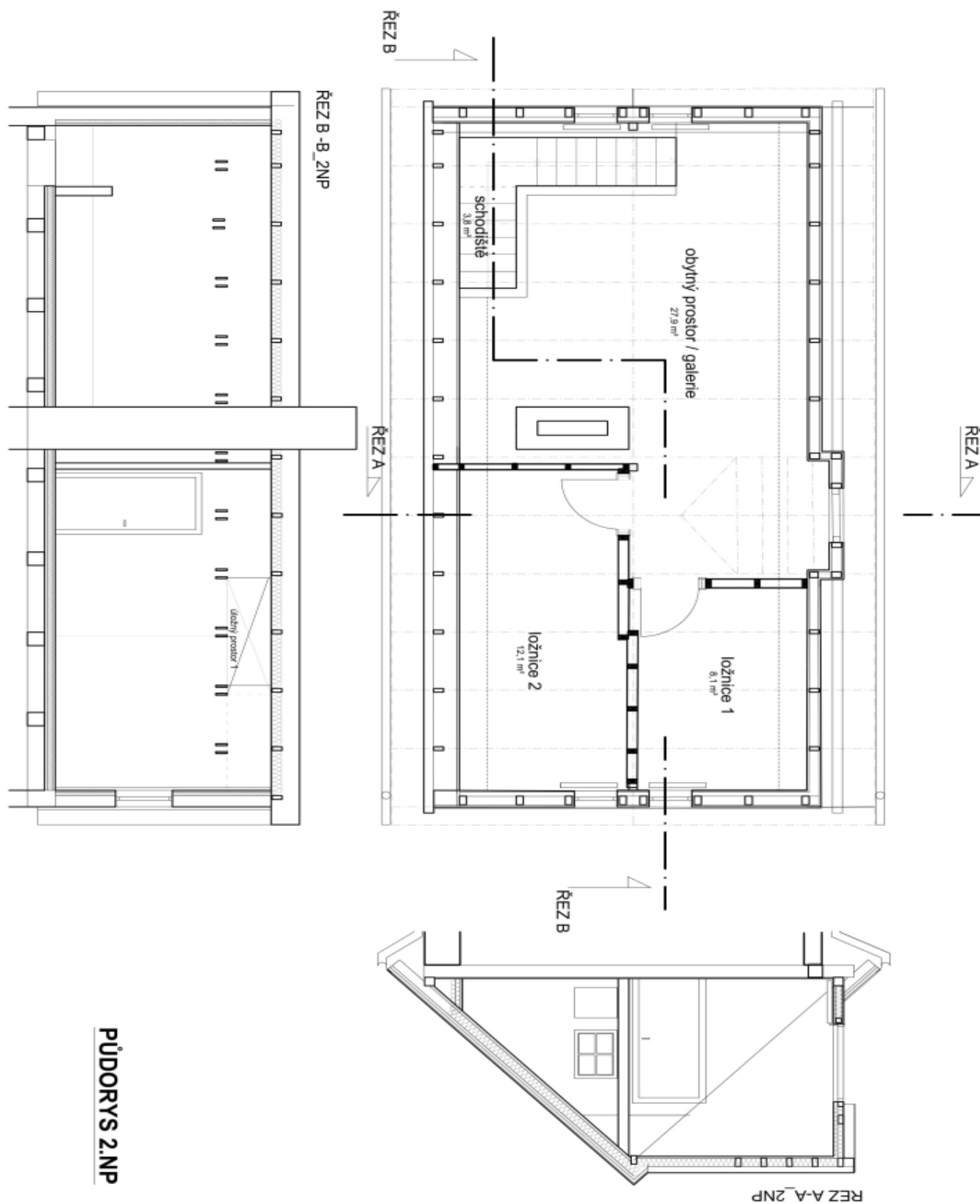
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**PŮDORYS 2.NP**