



House Four-bedroom (5+1)

€ 1 230 706 | CZK 29 900 000

561 m², Česká Lípa, Doksy, Jarmilina stezka





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Total area	561 m ²
Plot	924 m ²
Foot print	194 m ²
Garden	730 m ²
Floor area	534 m ²
Terrace	27 m ²
Parking	Parking on the plot in front of the house
Cellar	-
PENB	C
Reference number	106849

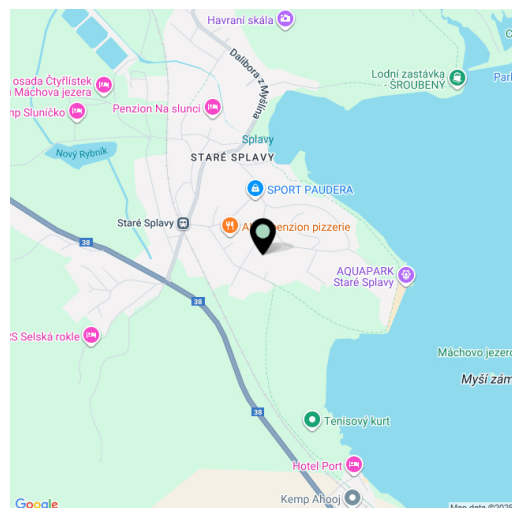
This family house inspired by the style of villas from the 1930s in the surrounding neighborhood has been completely and expensively renovated. It now offers comfortable living with high-end amenities including a sauna, gym, Jacuzzi, and an outdoor swimming pool. It is located in the picturesque area of the Kokořínsko-Mácha Region Protected Landscape Area, in close proximity to Lake Mácha.

The entrance level of the house features an open plan living area with **two bay windows** and access to the **terrace**. This beautifully bright space connects to the kitchen, and there is also a bathroom with a bathtub and shower, a separate toilet, a staircase hall, and an entrance hall. On the upper floor, there is a master bedroom with a **walk-in closet**, two additional bedrooms, a study, and a spacious bathroom that opens onto a **terrace** with a **Jacuzzi**. The top floor comprises a **separate suite** with a bedroom, a study corner, and a bathroom. The basement houses essential technical and utility facilities, as well as a **lounge** with a fitness area and ping-pong table, a **sauna**, a shower, and a toilet.

The house was built in 1994 and was continuously and completely renovated between 1999 and 2025 (except for the roof). It features heated **marble floors**, a brick **fireplace** in the living room, and a kitchen in a combination of white and smoked oak with a **Corian** countertop and **Miele** appliances in white. The windows are aluminum and plastic, the entrance door is aluminum with glass panels, and the interior doors are flush MDF with a matte lacquer finish. Heating is provided by a Viessmann gas boiler. Outside, there is a **large 8x4 m swimming pool with a sliding cover made of exotic wood**, which integrates seamlessly with the **terrace** area. The garden also includes a **well** and a **smaller second family house (2+1)** in very good condition. Parking is available on the property in front of the house, and the entire estate is protected by an **electronic security system**.

The property, with a **pleasant spa-like atmosphere**, is located in the town of Doksy, less than a 10-minute walk from the **beach of Lake Mácha**. Within easy walking distance is a kindergarten, elementary school, grocery store, post office, and several restaurants. Convenient train connections provide easy access to nearby towns such as Česká Lípa and Mladá Boleslav. **The surrounding romantic landscape** is crisscrossed with hiking, nature, and bike trails.

Total area of the houses 560.89 m²: large house 450.8 m² (of which terraces 26.6 m²), smaller house 110.09 m², built-up area 194 m², garden 730 m², plot 924



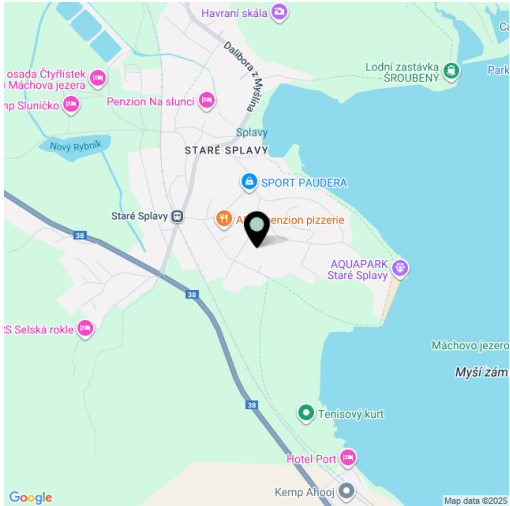


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A detailed floor plan of a modern office space. The layout includes a large central area with a curved staircase, a reception desk, a lounge area with a sofa and armchairs, a dining area with a table and chairs, and a kitchen area. There are also several smaller rooms, including a bathroom and a storage room. The plan is color-coded with light blue for walls, light green for floors, and light yellow for furniture. The overall design is clean and functional, with a focus on open space and natural light.

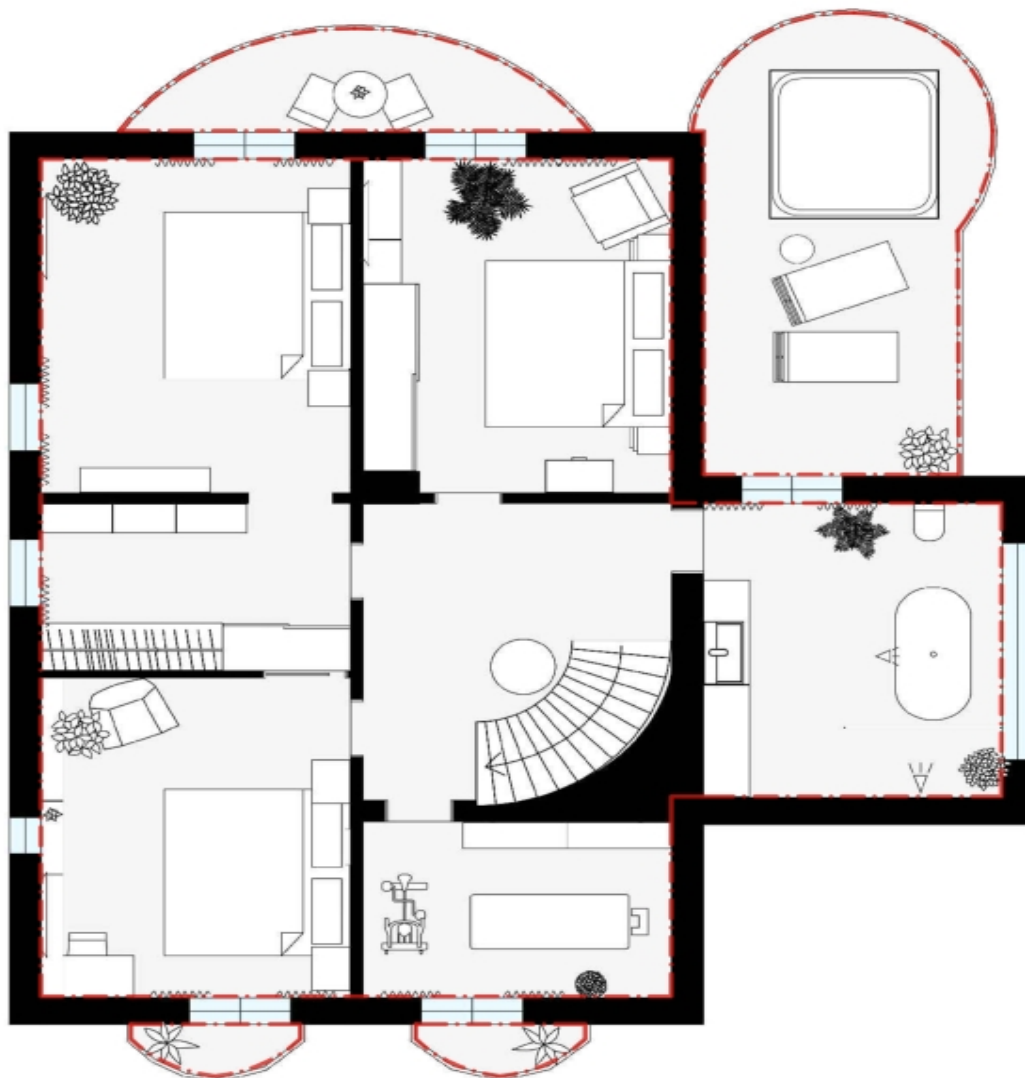
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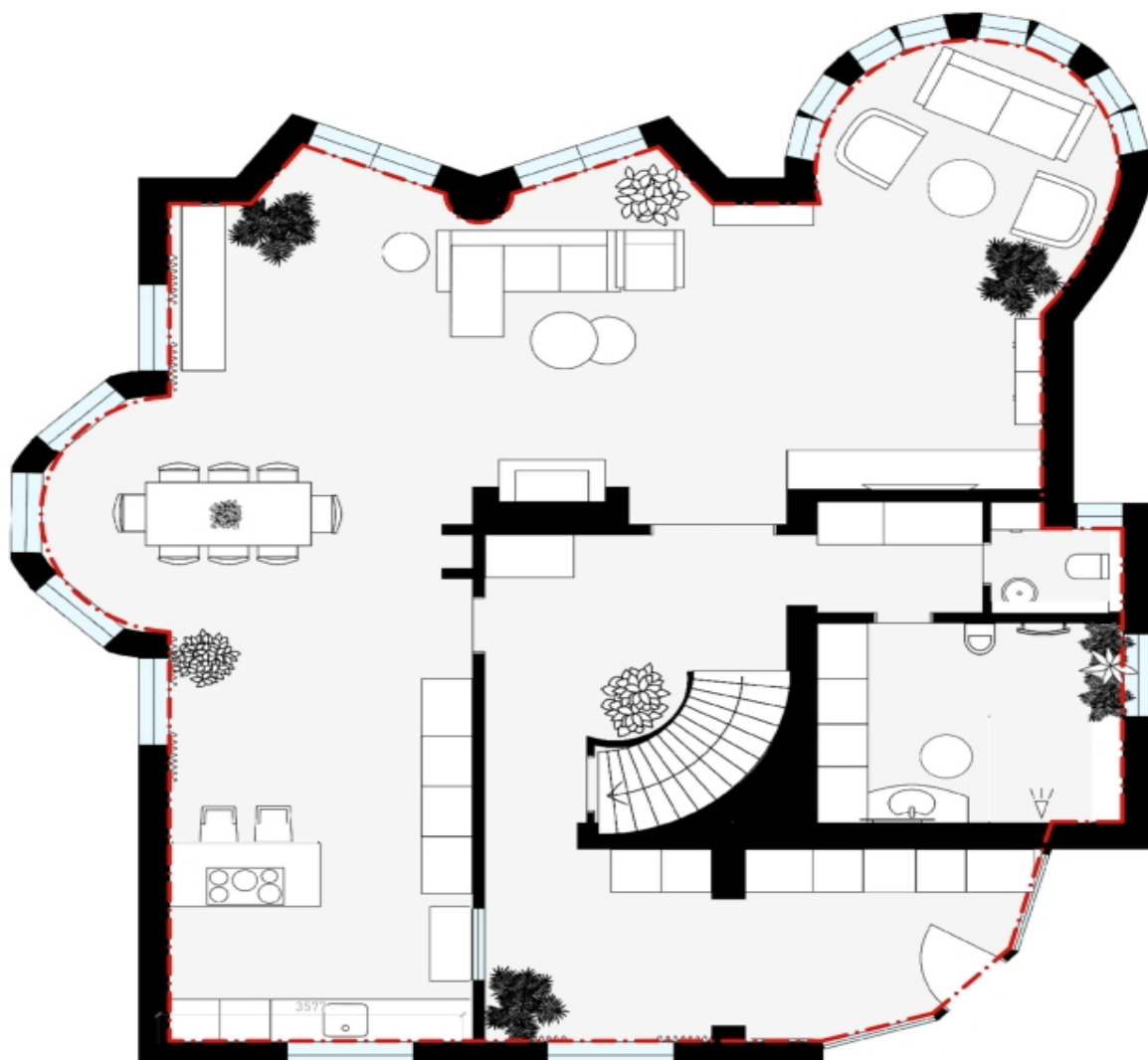
Rodinný dům
Česká Lípa, Doksy
PATRO - 100,3m²
TERASY, BALKÓNY - 26,6m²
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HRANICE PODLAHOVÉ PLOCHY



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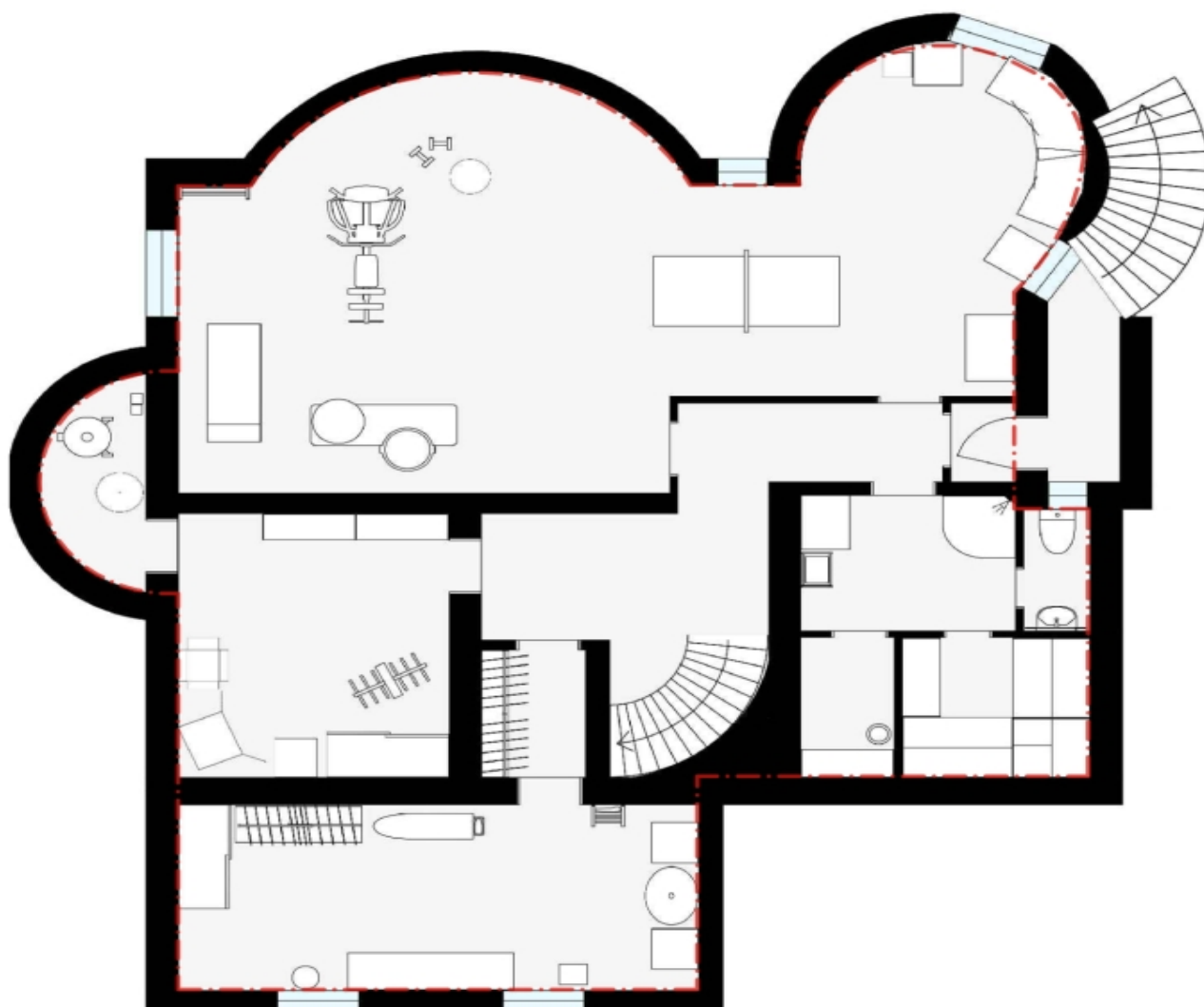
Rodinný dům
Česká Lípa, Doksy
Přízemí - 134m²
— — — — — HRANICE PODLAHOVÉ PLOCHY



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Rodinný dům
Česká Lípa, Doksy
SUTERÉN - 128,2m²
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