



House Four-bedroom (5+kk)

170 m², Liberec, Liberec, Na Nivách

Ask for price





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Total area	170 m²
Plot	2 553 m²
Foot print	92 m²
Garden	2 343 m²
Floor area	160 m²
Terrace	10 m²
Parking	Yes
Cellar	Yes
PENB	F
Reference number	108321

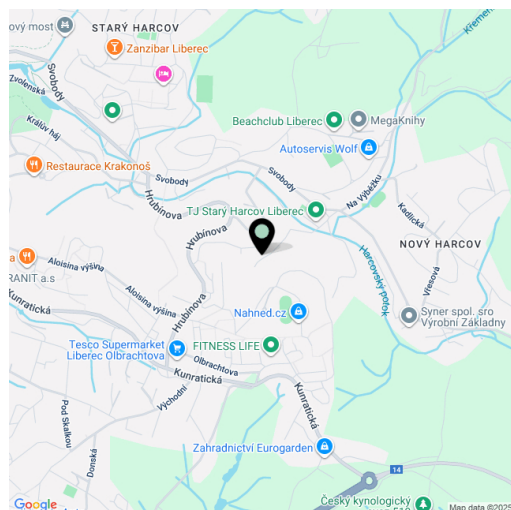
This family house offering maximum privacy is set on a spacious sloping plot at the end of a cul-de-sac, in a pleasant and peaceful natural setting on the outskirts of Liberec, in the Starý Harcov district.

The ground floor consists of a living room with a **wood-burning stove**, a kitchen with a dining area, a bathroom, a separate toilet, and an entrance hall. The upper floor features 3 bedrooms, a bathroom with a toilet, and a closet. The basement includes a guest room with its own bathroom and a utility room. The windows, terrace, and garden all offer **calming views** of the surrounding **mature greenery** or the tower of **the Church of the Visitation of the Virgin Mary**.

Originally built in 1912, the house was completely reconstructed in 1998, during which only a portion of the original exterior wall was preserved; the foundations were newly built. The building is partially insulated, has plastic windows, and a roof covered with Bramac concrete tiles. Central heating is currently provided by an oil boiler, but a possible alternative would be to install geothermal wells for a heat pump. The house is connected to the public sewer system, and drinking water comes from a **private well** (27 m deep). Parking is available on a paved area on the property.

The quiet location offers easy access to all essential amenities. Just steps away is a kindergarten and elementary school, a restaurant, and sports facilities with **tennis and beach volleyball courts**. Additional civic infrastructure, including a supermarket, is within a short driving distance. The location on the edge of the **Jizerské hory Protected Landscape Area** allows for quick access to nature, whether for walking, cycling, or cross-country skiing. The popular Bedřichov and Ještěd ski resorts are less than a 15-minute drive away.

Total area 169.95 m², built-up area 210 m², garden 2,343 m², plot 2,553 m².





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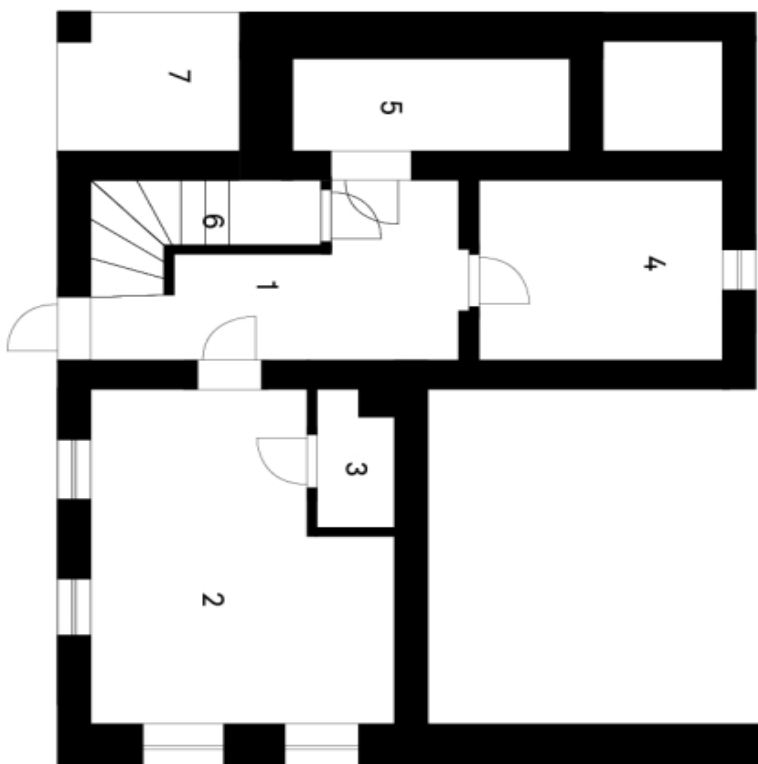
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Na Nivách

Rodinný dům 5+kk

1. NP

1	Vstupní hala	9,21 m²
2	Pracovna	19,78 m²
3	WC	2,04 m²
4	Společ	9,52 m²
5	Společ	4,50 m²
6	Komora	1,45 m²
7	Prostor pro uložení dřeva	1,45 m²





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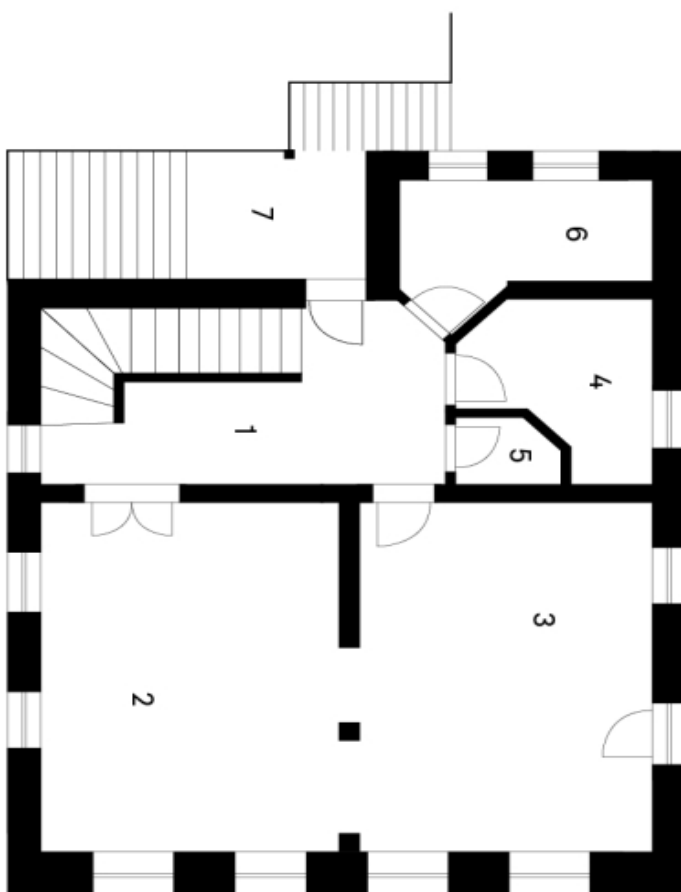
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Na Nivách

Rodinný dům 5+kk

2. NP

1	Hala	11,72 m²
2	Obývací pokoj	22,86 m²
3	Kuchyně a jídelna	22,48 m²
4	Koupelna	5,91 m²
5	WC	1,55 m²
6	Technická místnost	7,07 m²
7	Terasa	10,45 m²





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3. NP

1	Chodba	8,00 m²
2	Ložnice	10,92 m²
3	Ložnice	15,90 m²
4	Ložnice	20,47 m²
5	Koupelna, WC	4,48 m²
6	Šatna	3,07 m²

