



House Two-bedroom (3+kk)

€ 400 575 | CZK 9 750 000

115 m², Náchod, Horní Radechová



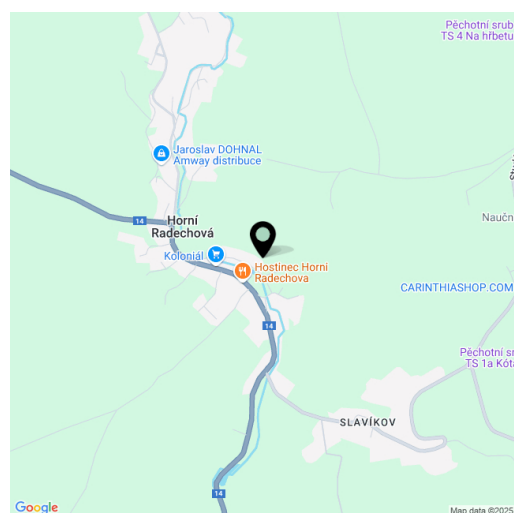


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Plot	1 031 m²
Foot print	73 m²
Garden	958 m²
Parking	Covered parking space on the plot
Cellar	-
PENB	D
Reference number	108367



This fully furnished, air-conditioned family house with an outdoor swimming pool is located on the edge of the Broumovsko Protected Landscape Area, which still remains off the beaten path of mass tourism. This unique region of sandstone rock formations offers excellent opportunities for hiking, and in winter, several cross-country skiing trails are groomed in the area. The Žacléř ski resort is a 45-minute drive away. The property is suitable for both permanent living and recreational use.

On the ground floor of this two-story house, you'll find a living room with a kitchen and dining area, opening onto a **terrace**, a bathroom with a shower and a new washer and dryer, a fully equipped **walk-in closet** measuring 4 x 1.8 meters, and an entrance hall. Upstairs, accessible via a staircase from the main living area, there is a bedroom, a bathroom with a **bathtub**, and a gallery currently used as a second bedroom.

The family house, approved for occupancy in 2003, features double-glazed **euro windows** with a thermal transmittance coefficient of 1.1, filled with argon and made from tropical **Meranti wood**. The entire ground floor is laid with **unglazed engineered stone tiles** rated for heavy-duty use (class 9), while the upper floor is finished with ceramic tiles. A fireplace with high heating efficiency, **underfloor heating** on the ground floor, and electric direct heaters ensure a pleasant indoor climate. **Air-conditioning** units in the bedrooms are suitable for both heating and cooling. The plot includes a covered parking space for two cars and an adjacent storage area for seasonal equipment. The meticulously maintained **garden** is highlighted by a 7.5 x 4 meter **swimming pool** with water treated chemically and heated by a **heat pump**. Due to the proximity of nearby ponds, the entire property is equipped with a drainage system and its own biological wastewater treatment plant.

The village of **Horní Radechová** is nestled in the beautiful countryside at the border of the Podkrkonoší and Broumov regions, offering peaceful living in a pleasant rural setting. Complete civic amenities are available in the district town of **Náchod**, just a 10-minute drive away. The area is rich in tourist attractions, including the **Jirásek Museum** in neighboring Hronov, the Na Signálu lookout tower between Slavíkov and Pavlišov, **Náchod Castle**, the Dobrošov fortress, and the **Broumov rock formations**.

Floor area 115 m², build-up area 73 m², garden 958 m², plot 1,031 m².