



## House Four-bedroom (5+kk)

255 m², Semily, Semily

€ 1 511 915 | CZK 36 800 000







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|                  |        |
|------------------|--------|
| Total area       | 255 m² |
| Plot             | 821 m² |
| Foot print       | 115 m² |
| Floor area       | 182 m² |
| Terrace          | 54 m²  |
| Parking          | Garage |
| Garage           | 20 m²  |
| Cellar           | -      |
| PENB             | C      |
| Reference number | 108585 |



This new stylish mountain chalet on a large plot in a beautifully quiet part of Harrachov is located right next to a forest, within walking distance of the center of a popular Krkonoše resort. Planned handover date of the building with the interior completed to the specified standard: June 2026.

At garden level, there will be a living room with a dining area and a preparation for a kitchen and **fireplace**, a hallway, a toilet, and a **sauna**. The living room will have access to a **southeast-facing terrace**. On the entrance level, there is a planned guest room, a bathroom, and a vestibule accessible both from the outside and directly from the **garage**. The private area in the attic will include a master bedroom with an en-suite bathroom, two additional bedrooms, a bathroom, and a **walk-in closet**.

The house will be completed to the specified **standard** shown in the **visualizations** (excluding the fireplace, kitchen, furniture, and accessories). Wastewater will be treated via a domestic wastewater treatment plant with infiltration, and heating will be provided by a heat pump. The property will be accessible **year-round via a maintained road**.

This charming location lies right next to a **forest** near the border of the **Krkonoše National Park**. At the same time, it's within walking distance of a supermarket, the local glassworks with a museum and brewery, and the **Delta chairlift**. **Hiking and cycling trails**—leading, for example, to the **Mumlava Waterfalls** or across the border into the **Polish side of the Krkonoše**—can be accessed just a short distance from the house. A **biathlon loop** runs around the property. Harrachov offers a variety of restaurants, shops, and sports equipment rentals, along with extensive recreational opportunities in all seasons. The town is easily accessible not only by car but also by **direct bus connections from Prague** and by train from Liberec.

Total area 255.1 m² (of which interior 181.69 m², garage 19.51 m² and terrace 53.9 m²), build-up area 114.7 m², plot 821 m².



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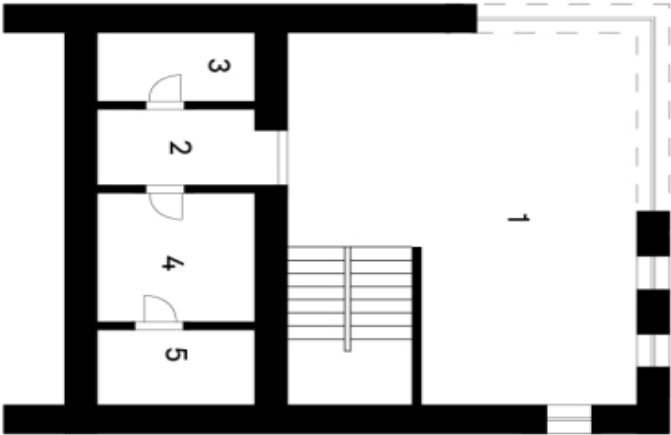
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Hutský kout

Rodinný dům 5+kk

1. PP

|                       |                     |          |
|-----------------------|---------------------|----------|
| 1                     | Obýtný prostor + KK | 40,57 m² |
| 2                     | Chodba              | 4,27 m²  |
| 3                     | WC                  | 3,44 m²  |
| 4                     | Koupelna            | 6,70 m²  |
| 5                     | Sauna               | 4,16 m²  |
| Užitná plocha podlaží |                     | 59,13 m² |





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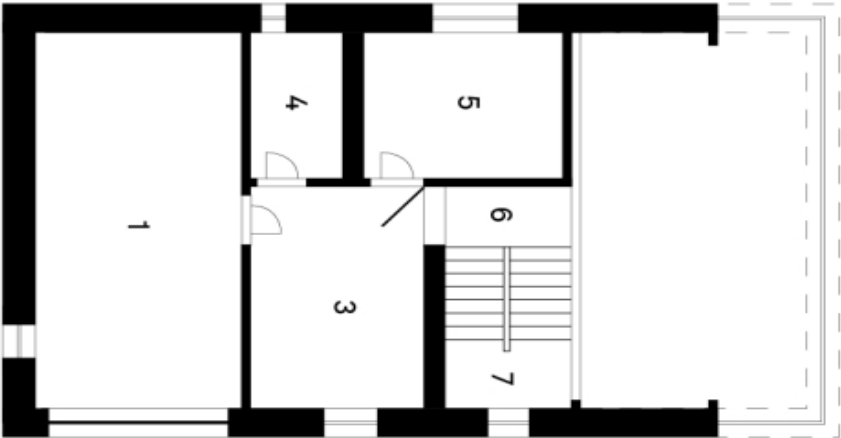
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Huťský kout

Rodinný dům 5+kk

1. NP

|                       |                  |          |
|-----------------------|------------------|----------|
| 1                     | Garáž            | 19,51 m² |
| 2                     | Lyžárna          | 5,78 m²  |
| 3                     | Zádvěří, chodba  | 12,34 m² |
| 4                     | Koupelna         | 4,64 m²  |
| 5                     | Pokoje pro hosta | 9,72 m²  |
| 6                     | Galerie          | 2,59 m²  |
| 7                     | Schodiště        | 6,57 m²  |
| Užitná plocha podlaží |                  | 61,13 m² |







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Huťský kout

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2. NP

|                       |               |          |
|-----------------------|---------------|----------|
| 1                     | Schodiště     | 6,57 m²  |
| 2                     | Chodba, Šatna | 11,30 m² |
| 3                     | Koupelna      | 6,57 m²  |
| 4                     | Pokoj         | 15,18 m² |
| 5                     | Pokoj         | 14,41 m² |
| 6                     | Ložnice       | 28,28 m² |
| 7                     | Koupelna      | 7,76 m²  |
| Užitná plocha podlaží |               | 90,07 m² |

