



## House Four-bedroom (5+1)

450 m², Litoměřice, Třebín

€ 242 399 | CZK 5 900 000



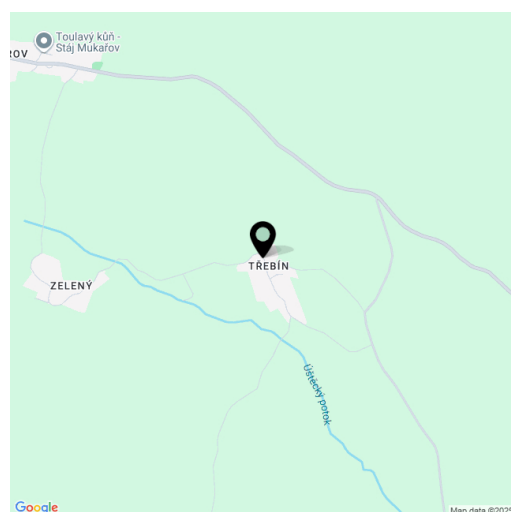


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Plot	1 304 m²
Foot print	150 m²
Parking	-
Cellar	-
PENB	G
Reference number	110836



This historic 19th-century rural estate with an impressive atmosphere, located in a peaceful small village in one of the most picturesque parts of northern Bohemia, in the heart of the České středohoří (Central Bohemian Uplands). This heritage-protected property with a sunny garden is suitable both for private recreation and for commercial use.

The estate consists of a main residential building with a wooden half-timbered upper floor and a plastered ground floor. The entrance hall on the ground floor leads to a living room with a kitchen, behind which is a smaller bedroom. The ground floor also includes a bathroom and two storage rooms. Upstairs are four bedrooms (one of them walk-through), access to a gallery, and to a walkable attic with great potential for creating additional living space. The building is adjoined by utility areas and a barn.

Part of the estate dates back to the **Classical period** (first half of the 19th century), while the brick barn was built in the second half of the 19th century. The entire property is listed as a **protected cultural monument**. The estate is in need of complete renovation, except for the roof, which was repaired in 2016. The kitchen features an original and still functional **tiled stove**. The garden faces **south** and has **very fertile soil**; there is also a **water well** on the property.

The location lies in one of the **smallest villages** in the country, surrounded by **forests, meadows**, and fields, with easy access to a **cycling trail**. Civic amenities, including a kindergarten and primary school, are available in the nearby town of Verneřice, about a five-minute drive away. Within comfortable driving distance are also Úštěk with its **beautiful historic centre**, Česká Lípa, and the regional capital Ústí nad Labem.

Usable area approx. 200 m² (main house) and approx. 250 m² (barn), built-up area of the house 152 m², plot 1,304 m².

The stated area is approximate; exact measurements will be provided.