



## Apartment Two-bedroom (3+1)

€ 245 318 | CZK 5 960 000

79 m<sup>2</sup>, Liberec, Chrastava, Školní



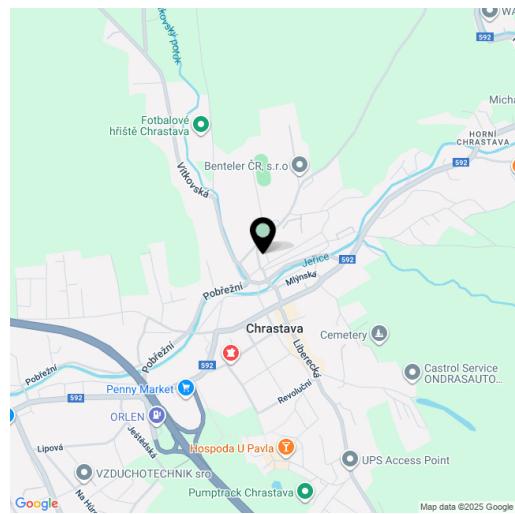


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Total area	79 m <sup>2</sup>
Parking	Parking in front of the house
Cellar	-
PENB	F
Reference number	110892



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**Just a few minutes' walk from the historic center of Chrastava, in the foothills of the Jizera and Lusatian Mountains, this cozy two-bedroom apartment is located on the 2nd floor of a building listed as a cultural monument.**

The layout consists of a bright living room, a separate kitchen, two bedrooms, a bathroom, and an entrance hall. The unit also includes access to a shared storage room on the same floor and the possibility to use the **garden** behind the building, informally divided among the individual owners. Parking is available directly in front of the house or in its immediate vicinity.

The brick building, known as **Stará škola** (The Old School), has no elevator and is currently being gradually revitalized. It features a new façade, **wooden windows**, and the renovation of the common areas is planned. Heating in the refurbished apartment is provided by its own gas boiler, with the option of using a **wood-burning stove** as an alternative.

Its exceptional location on a hill above the town, next to the Church of St. Lawrence and the Jizerice River, offers a peaceful setting with charming views, yet only **200 meters from Chrastava's main square**. Nearby are shops, restaurants, services, the town hall, the Municipal Museum, the Moto Retro Museum, and an elementary school. The town is also a crossroads of hiking and bike trails that connect to the long-distance **Jizera-Krkonoše route** leading to the Jizera Mountains and Ještěd Ridge. Chrastava lies just 10 km from Liberec, with excellent bus connections between the two.

Floor area 78.6 m<sup>2</sup>.