



Apartment Two-bedroom (3+kk)

€ 286 067 | CZK 6 950 000

89 m², Rychnov nad Kněžnou, Říčky v Orlických horách





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|------------------|---|
| Total area | 89 m ² |
| Parking | Two parking spaces in front of the building |
| Cellar | 3 m ² |
| PENB | G |
| Reference number | 112128 |

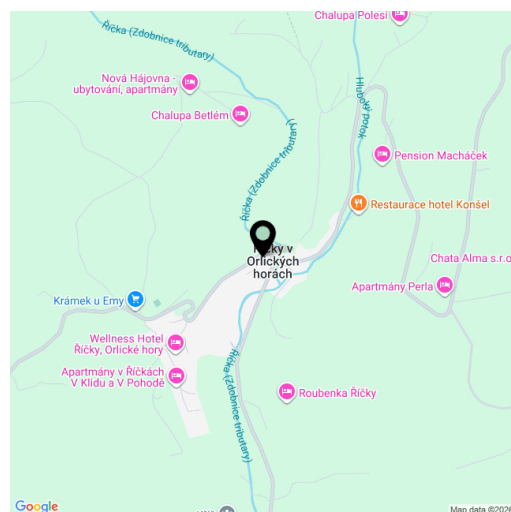
This fully furnished two-bedroom apartment is in a timeless mountain apartment building that is part of the popular Říčky resort in the Orlické Mountains, offering a wide range of sports and relaxation opportunities throughout all seasons.

The practical layout of this apartment on the top (2nd) floor includes a spacious living room with an open plan kitchen and dining area, two separate bedrooms, a bathroom (with a toilet, bidet, **shower, and bathtub**), and a large entrance hall.

The apartment features professionally and meticulously **renovated wooden Euro windows**, floating floors, and a **designer screed** in the main bedroom. The kitchen is fully equipped (refrigerator, hob, electric and microwave ovens, **dishwasher**, and **washing machine**), and ample storage is provided by large built-in wardrobes. Heating is provided by electric heaters, hot water by a boiler, and the living room features a **wood-burning fireplace** creating a cozy atmosphere. The building was constructed in 2008 and, since 2020, the roof, facade including wooden elements, entrance doors, and pergola in the **southeast-facing garden** (available to apartment owners) have been renovated. The purchase price includes a **cellar storage unit** suitable also for bicycles and **two parking spaces** in front of the building.

Říčky in the Orlické Mountains offers a perfect combination of **active sports** and **relaxing leisure**. A **modern ski resort** with a comfortable six-seater lift is just a 5-minute drive from the apartment, catering to both beginner skiers and adrenaline enthusiasts. Outside the winter season, a **bike park, bike routes, and hiking trails** allow for hours of enjoyment in the beautiful nature of the **Orlické Mountains Protected Landscape Area (CHKO Orlické hory)**.

Floor area 89 m², cellar 2.8 m².



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.