



Historic property Five-bedroom (6+1)

Sold

Žďár nad Sázavou, Svratka, Cikanecká





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Total area	262 m ²
Foot print	194 m ²
Plot	1 794 m ²
Parking	Parking in the garage and on the plot
PENB	G
Reference number	30446

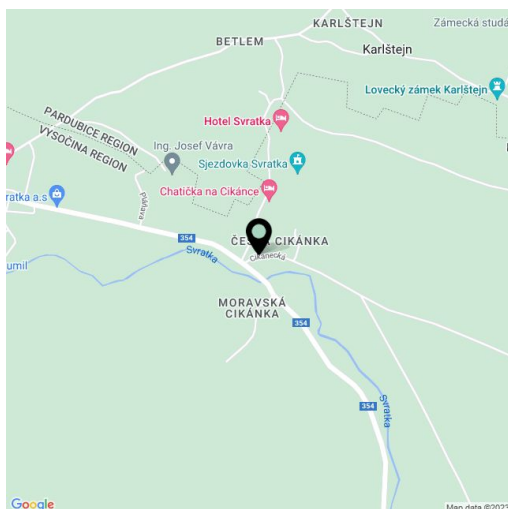
This fairy-tale wooden house is surrounded by a large garden with mature trees. It is situated on the outskirts of town in the middle of the Žďárské vrchy protected landscape area - a beautiful place with a tranquil atmosphere and fresh air. The woods, the town center, a golf course, and a ski slope are in close proximity. With 4 bedrooms, 4 bathrooms and 5 toilets, it offers not only its own comfortable living or recreation but also an investment used in the form of rentals.

The ground floor consists of a separate studio with a bedroom, a kitchen and a bathroom, a **common room with a tiled stove**, a kitchen, a toilet, a corridor with storage space, a veranda, a vestibule, and a utility room. In the attic, there are 2 bedrooms with en-suite bathrooms (shower, sink, toilet) and 1 bedroom with a bathroom that is accessible from the corridor.

The **200 year-old wooden house** has been **completely and carefully reconstructed** (in 2008). Some of its original elements were restored: for example, wooden walls, timbering, and ceilings, 2 tiled stoves, clay chimneys, doors and frames, windows on the ground floor, wooden and brick floors, or tiles. Other features include new storage heaters, a fully fitted kitchen with appliances, outdoor tables and benches made of solid wood, double skin German roofing and copper plumbing elements, reproducing the original shape of the roof and rafters. The building is connected to sewerage, water is municipal. **Parking** is available in the garage and on the plot.

It is located in a very popular recreational area with deep forests interlaced with **cycling, hiking, and cross-country trails** called **the Roof of Europe**, since the Elbe-Danube section of the European Watershed runs through here. The **Svratka Golf Club** and an artificial snow-covered **ski slope** (the upper point is at an altitude of 742 m / m) are within walking distance. You can also go on hikes up to the highest peak of the Žďárské vrchy - **Nine Rocks**. There are several restaurants, a grocery store, a post office, a children's playground, a museum and a gallery, a library, as well as a general practitioner, a pediatrician, a dentist, and a pharmacy.

Interior 262 m², built-up area 194 m², garden 1,600 m², plot 1,794 m².

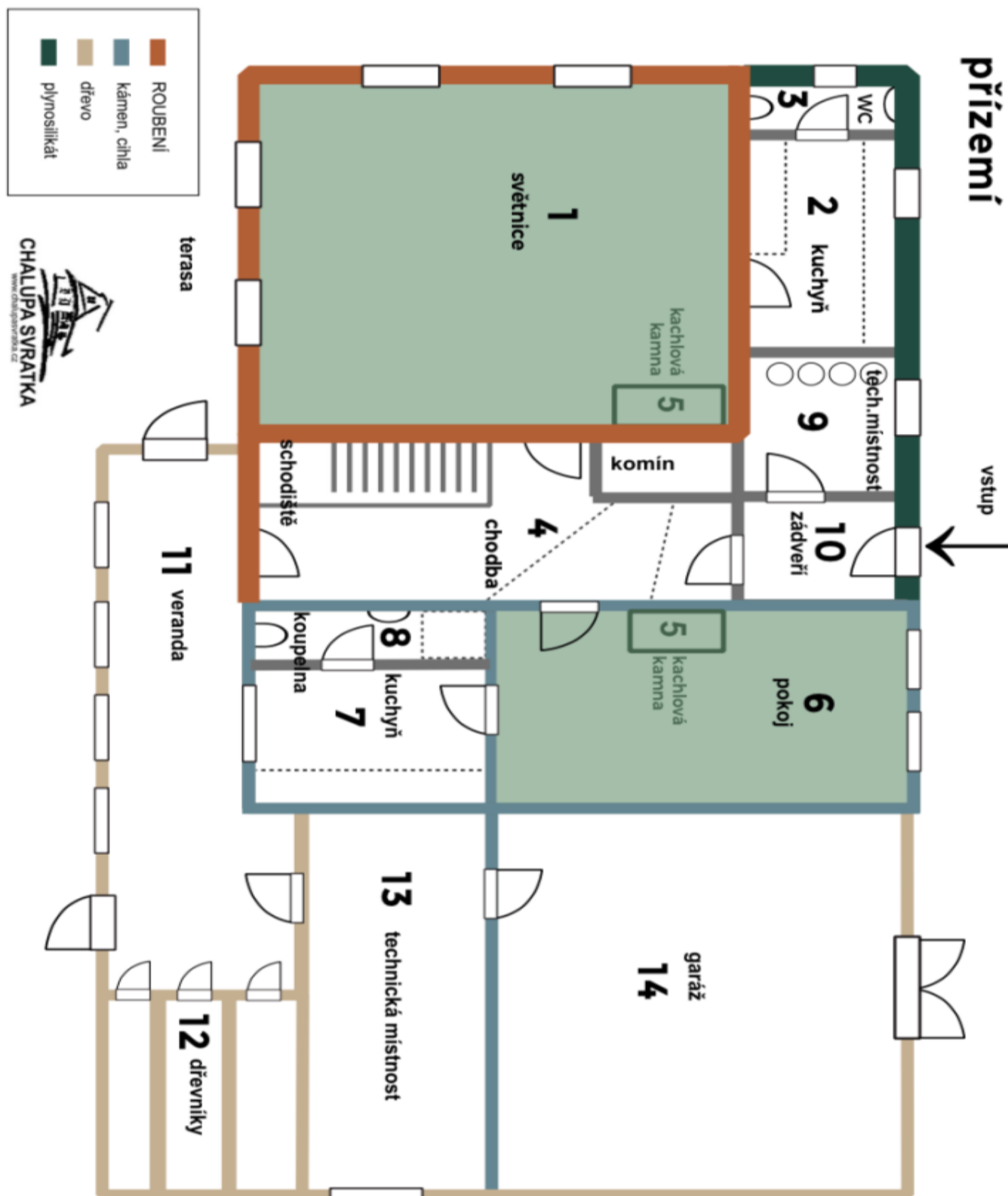




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podkroví

