



## House Three-bedroom (4+kk)

**Sold**

130 m<sup>2</sup>, Semily, Vichová nad Jizerou







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|                  |                    |
|------------------|--------------------|
| Plot             | 455 m <sup>2</sup> |
| Foot print       | 106 m <sup>2</sup> |
| Garden           | 349 m <sup>2</sup> |
| Parking          | Garage             |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 40562              |

**This brick family house with charming views of the surrounding hills stands on a perfectly accessible plot of land in the foothills of the Krkonoše Mountains, in the protected zone of this national park. The offer includes a study for the reconstruction of the house and a building permit.**

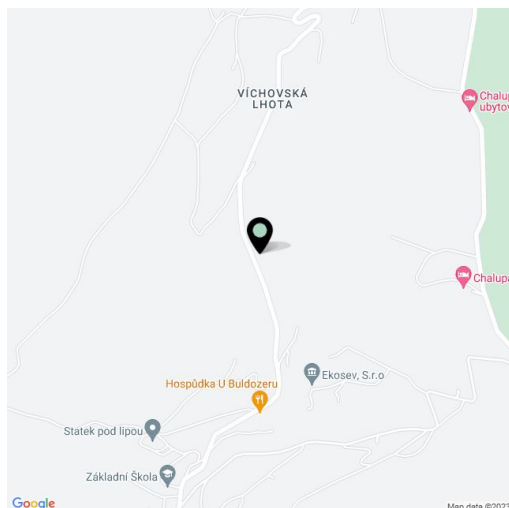
According to the architectural study, a timeless house can be created by reconstructing the existing building, which will have the following layout: in the basement, there will be a common room with access to the **garden terrace**, a toilet, a utility room, **a garage**, and storage, on the ground floor a living room with a kitchen and an adjacent **grassy terrace on the roof of the garage**, a bedroom with a dressing room and bathroom, a separate toilet, a hallway, and a foyer. In the attic, there will be a living room with a kitchen, a bedroom with a dressing room, a bathroom, and a separate toilet.

Connections to water and electricity; waste is drained into a septic tank (the design includes a WWTP). There is a **cellar** on the plot.

The house is located in the **picturesque landscape** surrounding the village of Vichovská Lhota with sparsely scattered buildings above the **Chlumský Stream**, the tributaries of which create small **waterfalls**. The place is well connected to the surrounding villages and towns by buses and trains; in the neighboring village of Vichová nad Jizerou is a kindergarten and elementary school, a post office, or a grocery store. The surrounding area is interwoven with hiking and bike trails. Additional advantages of the area include the proximity of major **ski resorts** in the Krkonoše and Jizera mountains.

Usable area 130 m<sup>2</sup>, built-up area 106 m<sup>2</sup>, garage 22.8 m<sup>2</sup>, cellar 4.8 m<sup>2</sup>, land 455 m<sup>2</sup>.

Option to **pay the purchase price in installments**. Contact our office for more information.

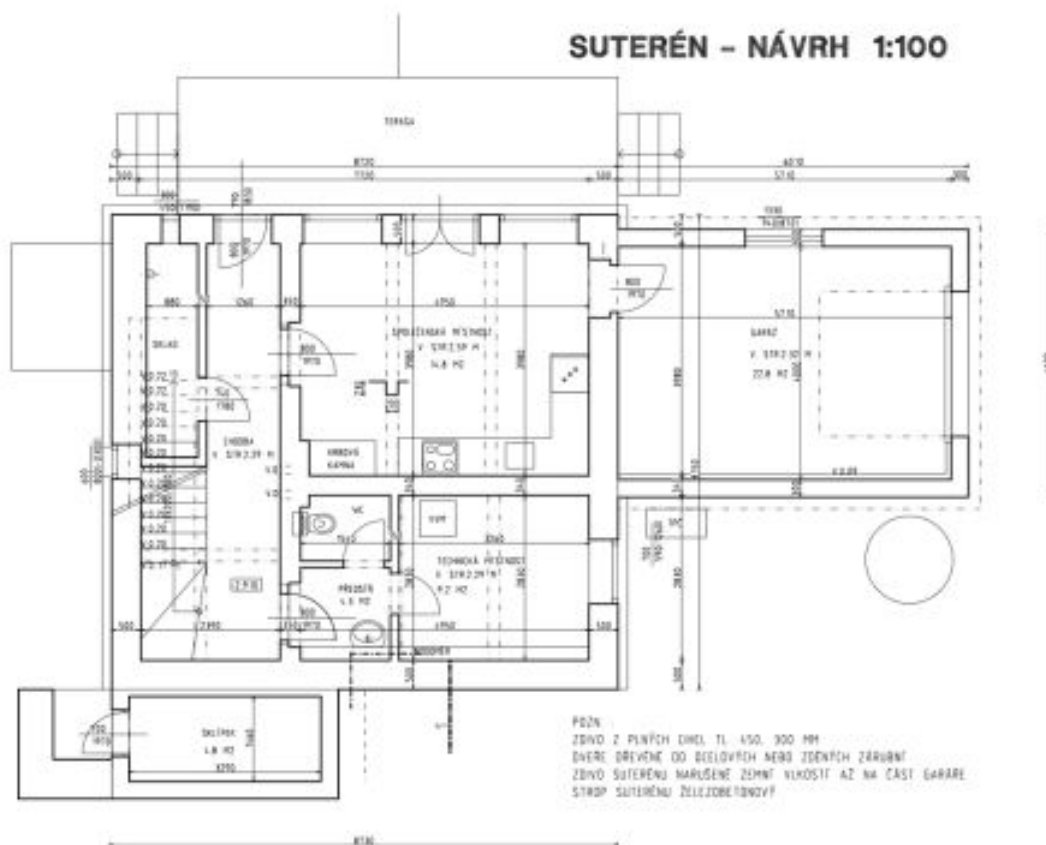




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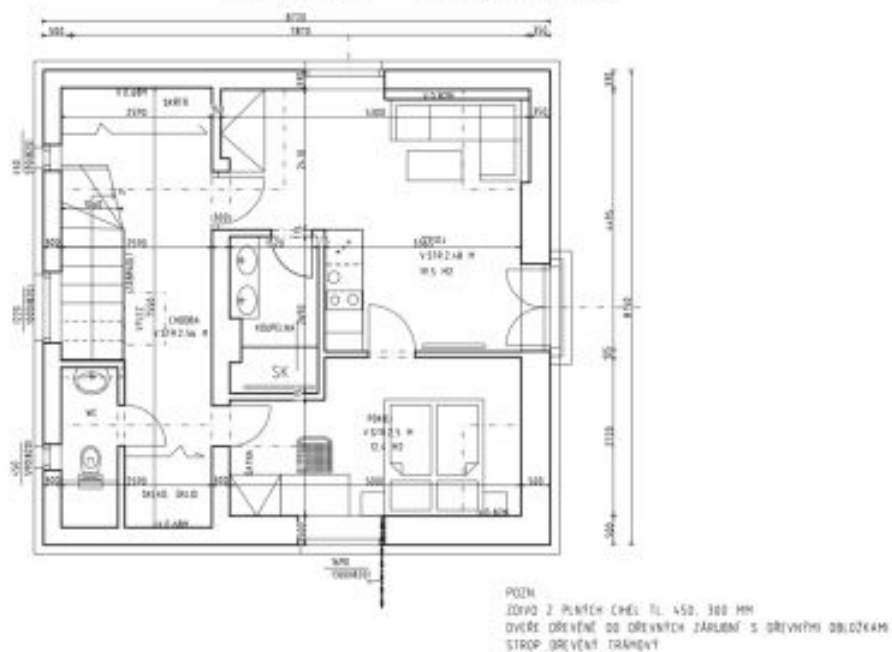


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### PODKROVÍ - NÁVRH 1:100

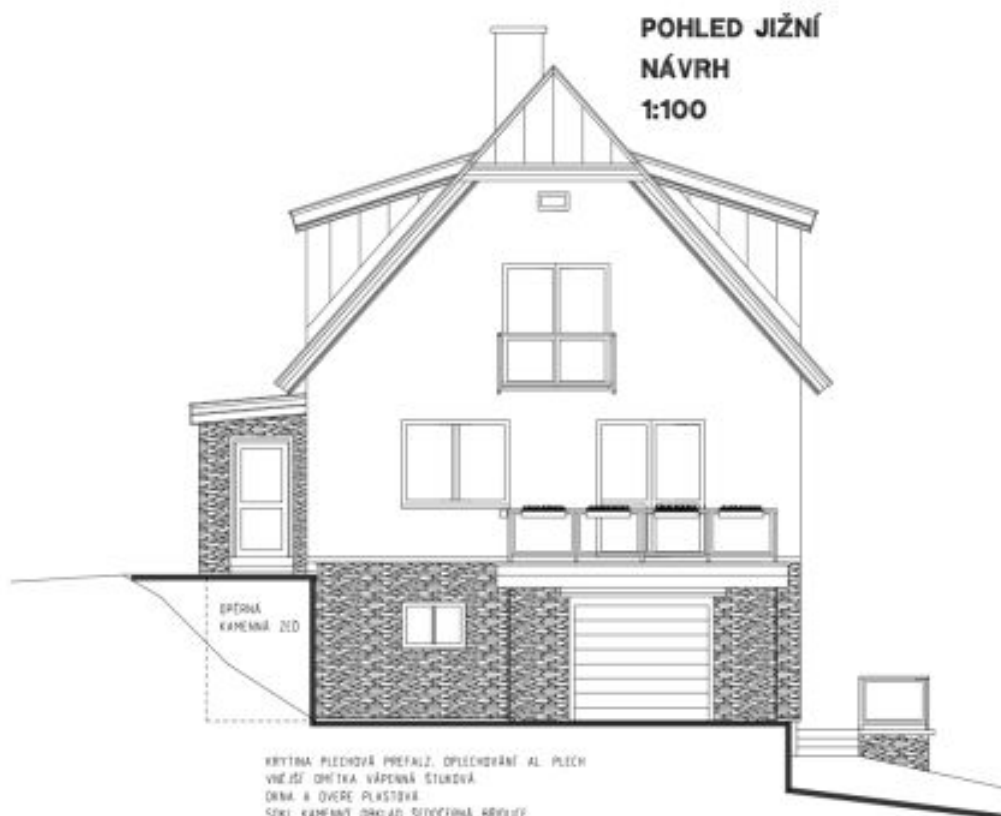




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