



## Sale of a timbered cottage 350 sqm, plot 5000 sqm - Dolní Malá Úpa



🏠 350 m<sup>2</sup> 📖 Malá Úpa, Dolní Malá Úpa, Trutnov, Hradec Králové Region 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5969</b>	Price	<b>Sold</b>
Address	<b>Malá Úpa, Dolní Malá Úpa, Trutnov, Hradec Králové Region</b>	Type	<b>Houses</b>
Category	<b>Cabin</b>	Usable area	<b>350 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>5 000 m<sup>2</sup></b>	Low energy	<b>No</b>
Number of floors	<b>2</b>	Device	<b>Partly</b>
Parking	<b>7</b>	Garage	<b>Yes</b>
Terrace	<b>80 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer for sale a beautiful authentic mountain cottage in the Giant Mountains, in Dolní Malá Úpa, on a sloping southern plot of 5000 sqm, in the protected area of KRNAP, only 14 km from Sněžka, at an altitude of 900 m.

The cottage has access to the land by a landscaped road. It has its own officially approved three roadside parking spaces at the entrance to the property, additional parking spaces are on the road on the property itself, and there is also one space available in the residential parking lot on the main road in the village. The undoubted advantages of this property are its own plentiful drilled well (60 m), the electricity line already in the ground (not above the property), the beautiful location on a hillside overlooking the valley and all day sunshine. Fencing is officially allowed and the possibility of building a 4x4 m warehouse. There is a spacious stone terrace in front of the log cabin with open views.

The foundations of the cottage date from 1850 and so far it has had only three owners. The current owner has owned the property since 2002 and has been using it for her own living and business (short-term accommodation) for a long time. The cottage can be immediately occupied and used for business, or a combination of both. It is also possible to completely renovate or rebuild it for specific purposes and to the standards of the new owner. Over the years, the cottage has been reconstructed gradually, according to the possibilities of the owners, especially the apartment and two apartments, overall it has retained its original character. All renovations carried out have been approved according to the documentation. Most recently a water tower with storage tank and pump and a second chimney have been added (2020). The cottage is heated by two wood-burning stoves and an accumulation stove in the rooms. The property is registered in the land registry as a family house for permanent living with business. It is offered with furniture in the apartments and the new owner has the opportunity to take on an established permanent clientele as well - the apartments have been successfully rented out since 2002. There is a small children's playground at the cottage and the possibility to build a swimming pool. The road to the cottage is passable until 15.12., after that it is parked all year round in the nearby residential parking lot in Dolní Malá Úpa.

Dolní Malá Úpa offers all civic amenities, located near Pec pod Sněžkou. The location with beautiful mountain scenery invites to hiking tours such as Sněžka, Černá hora, Kraví hora or Lysečinský ridge. The area is criss-crossed with cycling trails and opportunities for summer fun, including the treetop trail and rope centres. In winter, there are plenty of opportunities for winter sports in the area, with the ski resorts of Pec pod Sněžkou, Jánské lázně or the individual ski slopes around Horní Maršov nearby, not to mention cross-country skiing trails. There are several smaller lifts right near the chalet.