



Sale of a renovated cottage, 147 sqm, 5+kt/C, Bedřichov



🏠 147 m² 📖 Bedřichov, Jablonec nad Nisou, Liberec Region 🏠 13 750 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	N6731	Price	13 750 000 CZK per property
Address	Bedřichov, Jablonec nad Nisou, Type Liberec Region		Houses
Category	Cottage	Usable area	147 m²
Number of rooms	5 and more rooms	Land area	661 m²
Garden area	527 m²	Low energy	No
Energy performance of the building	G - Extremely uneconomical	Number of floors	2
Device	Yes	Parking	Yes
Cellar	Yes	Lift	No

About real estate

We offer for sale a unique mountain cottage in Bedřichov in the Liberec region. The house underwent a complete and very precise reconstruction a few years ago, has all the equipment for immediate permanent or occasional use. Bedřichov is easily accessible by road, approximately 75 minutes from the outskirts of Prague. The house itself is in a quiet location, has no immediate neighbours, the land is accessible by a road owned by the village, from whose centre it is a few hundred metres away.

The house is quite large, its 147 sqm of living space is functionally equivalent to 4+kk and is divided into a main living room with kitchenette and one bedroom on the ground floor and two further bedrooms on the first floor. You enter the property through the front entrance hall (which you will appreciate especially in winter) and then enter the hallway from where you can either go into the main living room with kitchenette and original tiled stove or into a separate room. From the same hallway you can also access the bathroom (with washbasin, shower and toilet) or take the oak staircase to the first floor. There are two separate bedrooms, a hallway and a bathroom.

There is a small cellar in the 1PP. Externally, the house is connected to a covered, lockable space that could be used as a storage room or small workshop. The land itself is sloping, but the level part allows for outdoor activities and vehicle parking.

The current appearance of the property is the result of extensive building alterations to the former brick holiday cottage, with the aim of completely modernising the building (including minor layout changes) and providing high quality insulation and thermal insulation. The foundation structure consists of foundation strips after wall and floor cutting with waterproofing and layers of asphalt strips, PE liner and reinforced concrete slab with EPS thermal insulation. The floor structure is a monolithic reinforced concrete slab with floor insulation, on the 1st floor there is a wooden beam ceiling with SDK soffit with thermal and acoustic insulation. Heating is provided by an air-water heat pump with radiators, supplemented by a tiled stove and a wood-burning stove in 1NP. The property is connected to mains electricity, has its own 50m deep well, its own waterworks and its own sewage treatment plant. The house has STA and wireless Wi-Fi.

Bedřichov is a popular, well-developed gateway to the Jizera Mountains Protected Landscape Area. It is a very popular place for summer and winter recreation. In addition to the all-encompassing nature, all services are easily accessible (in the village or in nearby Jablonec nad Nisou), so it is also possible to live here permanently.

The property is fully furnished and ready to move in. Please contact us for more details.