



🏠 175 m<sup>2</sup> 📖 Loučná pod Klínovcem, Chomutov, Ústí nad Labem Region 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N4889</b>	Price	<b>Sold</b>
Address	<b>Loučná pod Klínovcem, Chomutov, Ústí nad Labem Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>175 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Offer status	<b>Sold</b>
Land area	<b>120 m<sup>2</sup></b>	Built up area	<b>88 m<sup>2</sup></b>
Floor area	<b>162 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>1</b>	Device	<b>Yes</b>
Parking	<b>2</b>	Balcony	<b>6 m<sup>2</sup></b>
Terrace	<b>6 m<sup>2</sup></b>		

## About real estate

We offer for sale this exclusive town house of 4+kt, living area 175 sqm, balcony 6.3 sqm, terrace 6.5 sqm, own ski room and two parking spaces.

On the first floor (ground floor):

living room with fireplace, kitchen (kitchenette equipped with electrical appliances Miele brand), dining area and direct access to the terrace overlooking Klínovec.

On the second floor (first floor):

three bedrooms, bathroom with tub, shower, two separate toilets with sink and two terraces.

All parts of the apartment (floors, tiles, built-in wardrobes, fireplace, bathroom and toilet) are made of premium materials (wood - solid wood, travertine) and high quality. All furniture and fixtures are made to measure by top joiners. The apartment is equipped with satellite receiver and internet. This estate offers luxurious accommodation up to 8-10 people at once.

The Klínovec complex is at an altitude of 860-1,244 meters and has 18 km of slopes. The German Oberwiesenthal with 15 other ski slopes is also nearby (both ski areas are planned to be connected in the future); there are almost the best snow conditions in the country.

The location 120 km away from Prague also offers a variety of activities during the summer season and is not just about wonderful mountain bike trails or hiking. Children can follow Jesus journey path, steam trains are less than a kilometer away in Oberwiesenthal.

The spa town of Jáchymov is very close to Klínovec. Karlovy Vary is famous for not only the film festival or a number of renowned restaurants.

Dark wood-paneled houses with large windows are built according to modern architectural trends in harmony with nature and have, for example, grassy roofs, the whole area is enclosed by a barrier and there is a private outdoor parking space for everyone. Terraced houses and ground floor apartments have French windows with free access to the surrounding countryside.

The energy performance class G is given only temporarily due to compliance with the legal requirements