



## Three-bedroom House

197 m<sup>2</sup>, Land 4 450 m<sup>2</sup> Železný Brod, Horská Kamenice

Price upon request



Layout  
**Three-bedroom**

Area  
**197 m<sup>2</sup>**

Land  
**4285 m<sup>2</sup>**

We are delighted to offer you a stunning family house designed by OV Architects, thoughtfully inspired by traditional village architecture. Complementing the house is a serene garden, masterfully crafted by Atelier Partero, which naturally transitions into the surrounding meadows. This property beautifully combines authentic materials with modern technologies, creating a harmonious living space that offers breathtaking views, tranquil surroundings, and convenient access to amenities.

### A Home Designed for Comfort and Relaxation

The ground floor welcomes you with a spacious entrance area featuring a wardrobe and hallway. The heart of the home is a large living room with an integrated kitchen and dining area, perfect for gatherings. A study and a wellness area with a sauna and cooling pool offer additional comfort. Step directly from the living room into the garden or enjoy the fresh air from the covered terrace.

On the upper floor, you'll find spacious bedrooms, each with its own covered balcony offering panoramic views of the picturesque landscape. A large bathroom, a utility room with laundry facilities, and a hallway with ample storage complete this level.

### Key Features

Windows: Large-format triple glazing in aluminum frames

<b>Built-up area</b>	165 m <sup>2</sup>
<b>Floor area</b>	197 m <sup>2</sup>
<b>Land</b>	4285 m <sup>2</sup>
<b>Building energy rating</b>	B

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Floors: Wooden flooring with concrete screed in high-traffic areas

Interior Finishes: White walls, bleached wood ceilings on the ground floor, and white furniture with wooden paneling in the attic

Exterior: Stone and larch wood facade

Heating: Underfloor heating with an electric boiler and a fireplace with an insert for additional warmth

Water Supply: Private drilled well

Sewage: Private wastewater treatment plant

Electricity: Connected to the low-voltage network, supported by photovoltaic panels and battery storage

Energy Efficiency: Option for off-grid operation

### Location

The property is situated 250 meters from the village boundary, offering both privacy and a sense of community. The village combines permanent residences with charming recreational homes. Železný Brod is just a 10-minute drive and provides all necessary public amenities. If you prefer public transport, regular bus services are available, and Prague is only 1 hour and 20 minutes by car.

Winter sports enthusiasts will appreciate the opportunity to start cross-country skiing right from the doorstep. Nearby ski resorts like Tanvaldský Špičák, Zásada, and Ještěd offer excellent slopes. During the warmer months, enjoy a wealth of hiking and cycling trails in the beautiful surrounding countryside.

Please note that interior photos are intentionally limited to respect the privacy of the current owners, focusing on capturing the home's inviting ambiance.

???? Interested? Contact us today to schedule your private viewing!

## VÁŠ MAKLÉR



**Jana Markvartová**

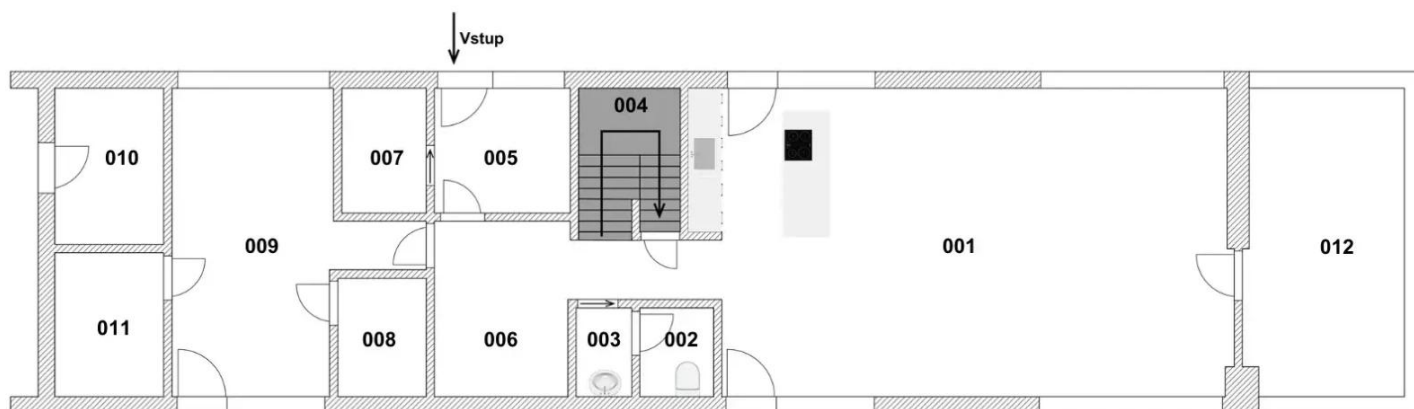
+420 602 544 858

[info@philip-frank.com](mailto:info@philip-frank.com)

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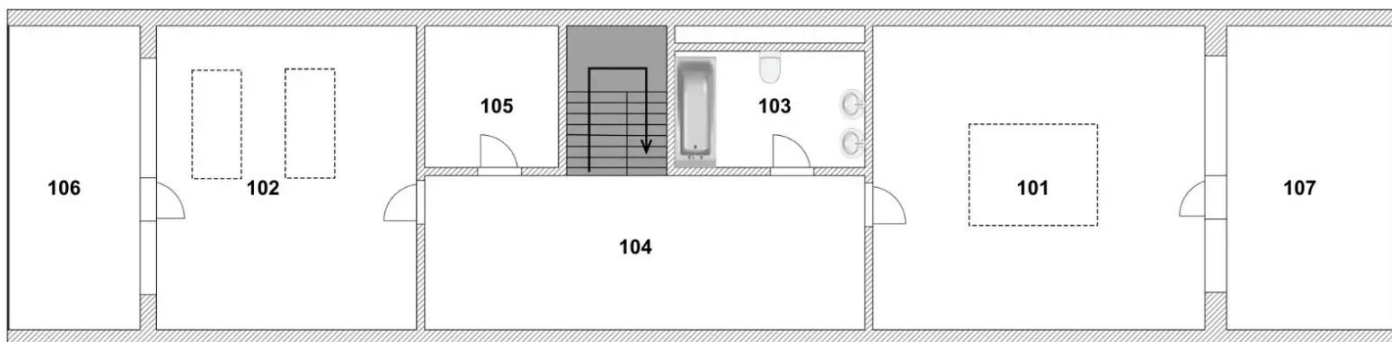
## Tabulka místností 1. NP

001.	Obytný prostor	47,8 m <sup>2</sup>	007.	Šatna	3,0 m <sup>2</sup>
002.	Toaleta	1,7 m <sup>2</sup>	008.	Koupelna	3,0 m <sup>2</sup>
003.	Předsíň	1,4 m <sup>2</sup>	009.	Pokoj	17,0 m <sup>2</sup>
004.	Komora	3,9 m <sup>2</sup>	010.	Sklad	5,1 m <sup>2</sup>
005.	Zádvěří	5,8 m <sup>2</sup>	011.	Sauna	5,0 m <sup>2</sup>
006.	Hala	10,3 m <sup>2</sup>	012.	Terasa	16,6 m <sup>2</sup>

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## Tabulka místností 2. NP

101.	Ložnice	26,7 m <sup>2</sup>
102.	Ložnice	20,9 m <sup>2</sup>
103.	Koupelna	6,3 m <sup>2</sup>
104.	Chodba	16,5 m <sup>2</sup>
105.	Technická místnost	4,6 m <sup>2</sup>
106.	Terasa	10,1 m <sup>2</sup>
107.	Terasa	13,8 m <sup>2</sup>



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