



Sale house with a lookout tower in Krkonoše, a plot of 3000 sqm, Roprachtice



🏠 170 m² 📄 Roprachtice, Semily, Liberec Region 📞 9 500 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Lenka Munter

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	N6724	Price	9 500 000 CZK per property
Address	Roprachtice, Semily, Liberec Region	Type	Houses
Category	Cabin	Usable area	170 m²
Number of rooms	4 rooms	Land area	3 000 m²
Low energy	No	Device	Partly

About real estate

We are offering for sale a unique property in the Giant Mountains, which includes a lookout tower and a house on a fenced plot. The property is situated on a hill overlooking a wide landscape on the outskirts of the village of Roprachtice in the district of Semily.

The house, part of which is classically half-timbered, consists of a service room (29.5 m²), two toilets with a corridor (5.5 m²), a small storage room (2.6 m²) and a large room (41.4 m²). The exhibits are not for sale and will of course be removed. There is provision for possible water and drainage connections for a change of use. There is a window of unbreakable glass and a grille door between the service room and the museum room. Under the roof there is a large uninsulated loft (91 m²) which houses the batteries for the solar power system. The service room is heated by a wood-burning stove, the chimney is modular with a steel lining. The roof of the whole building is covered with clay tiles. The floor is tiled. There is a small cellar in the ground with a 100-litre pressurised water tank that receives water from a borehole. The house was approved in 2016.

The height of the stone part of the tower tube is 13 m, the height of the steel/wood superstructure with open and covered view (360°) to the countryside is 5 m. An internal ten-legged staircase with seven steps each illuminates seven windows from the perimeter walls. The entrance to the tower is a historic oak door with original hinges and handles. They are protected by a hand-forged and galvanised decorative grille. The roof of the tower is covered with copper sheeting. The tower is ventilated and has a lightning conductor. It was approved in 2009. Parking is available in the adjacent private car park.

From the tower you can see Ještěd, Černá hora, Kozí hřbety, Orlické Mountains, Bezděz, Milešovka, Ralsko Hill.