



🏠 320 m<sup>2</sup> 📍 Jablonec nad Jizerou, Horní Dušnice, Semily, Liberec Region 📞 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6536</b>	Price	<b>on request</b>
Address	<b>Jablonec nad Jizerou, Horní Dušnice, Semily, Liberec Region</b>	Type	<b>Houses</b>
Category	<b>Cottage</b>	Usable area	<b>320 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>40 000 m<sup>2</sup></b>
Built up area	<b>408 m<sup>2</sup></b>	Floor area	<b>287 m<sup>2</sup></b>
Garden area	<b>39 592 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>2</b>	Device	<b>Yes</b>
Parking	<b>5</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer an exclusive sale of a luxury renovated log house in the Giant Mountains - in Horní Dušnice. The house is located in a sparsely populated romantic valley in the middle of picturesque nature in the area between Rokytnice nad Jizerou and Špindlerův Mlýn. It is an original timbered house, which has been tastefully and sensitively reconstructed into a dream cottage. The property stands on its own 40 000 sqm plot. You will therefore own your own considerable piece of land and your own peace in the Krkonoše National Park.

The total usable area of the log house is 287,5 sqm. The offer also includes a house with sauna and facilities with the possibility of summer accommodation. The heart of the log cabin is a spacious kitchen with a tiled stove and a sleeping stove like in the old days. The kitchen is fully equipped: hob, microwave, oven, fridge, washing machine. From all the windows there is a breathtaking view of the mountains and the immediate surrounding countryside with forests and meadows.

Roubenka has four beautiful bedrooms with three bathrooms and three toilets. The log cabin also includes a sauna and a relaxation room with an indoor fireplace and the possibility of cooling off in the outdoor pond. There is a pleasant terrace with a barbecue and outdoor seating. The cottage is heated by a combination of a stove and a remote-controlled electric boiler with radiators in all rooms. The cottage has undergone a complete renovation in 2019 with an emphasis on preserving the original elements and the period spirit of the whole property. Water is drawn from a plentiful well and there are five parking spaces at the log cabin. The log cabin has wireless Wi-Fi. The property is being offered including facilities and website with the possibility of bookings and rentals with an interesting yield.

Summer and winter activities are of course plentiful. Right on their property children have the opportunity to bobsled, there are several ski areas within driving distance. The nearest is 15 km away in Rokytnice nad Jizerou or in Vítkovice. Larger resorts are in Harrachov or Špindlerův Mlýn. Roubenka is also close to skialp and cross-country skiing trails for beginners and advanced. In the summer, cyclists and bikers will find it to their liking (Horní domky cable car). Hiking trails pass near the cottage. In the vicinity there are amenities and cultural activities. The distance from Prague is only two hours.