



🏠 216 m<sup>2</sup> 📄 Malá, Liberec, Liberec XXV-Vesec, Liberec Region 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6931</b>	Price	<b>Sold</b>
Address	<b>Malá, Liberec, Liberec XXV-Vesec, Liberec Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>216 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Offer status	<b>Sold</b>
Land area	<b>241 m<sup>2</sup></b>	Built up area	<b>130 m<sup>2</sup></b>
Garden area	<b>111 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>No</b>	Loggia	<b>16 m<sup>2</sup></b>
Terrace	<b>5 m<sup>2</sup></b>	Cellar	<b>12 m<sup>2</sup></b>
Year of construction	<b>1986</b>		

## About real estate

We offer completely renovated 5+1 terraced house with garden in Liberec XXV - Vesec. The house consists of three floors, has a large attic, garage, sauna, two parking spaces and is partially underground. The main living rooms with loggias are oriented to the south garden with a beautiful view of the panorama of the Ještěd Ridge. The total usable area of the house including the garage and underground cellar is 216.5 m<sup>2</sup>, the floor area is 183.7 m<sup>2</sup>. The land area is 241 m<sup>2</sup>, of which the built-up area is 130 m<sup>2</sup> and the southern garden with a view of Ještěd is 111 m<sup>2</sup>. The house was built according to an individualized project in 1986, which increased the total usable space, and today, thanks to a comprehensive technical and interior renovation in two waves (the last one in 2021), fully meets the standards of modern living.

The 5+1 layout is extended on the ground floor with an entrance hall, sauna, three storage rooms and an underground cellar (12.2 m<sup>2</sup>). A central staircase with landings leads from the entrance hall to the attic. On the 1st floor there is a kitchen and a living room with a wood-burning stove, on the 2nd floor there are 4 rooms. On each floor there is a bathroom (either with bath or shower) + one separate toilet. The attic is currently used as a large storage space, but is ready for the construction of a full-fledged living attic: the roof ridge has been raised (5 m), the utilities have been brought in and a classic staircase leads to it (the attic is not included in the total area). The garage is integrated, for one car and there are 2 more parking spaces in front of the house. The garden itself has an area of 92.4 m<sup>2</sup> and is separated from the neighbours by low fences. In the living room there is a wood-burning stove. For more detailed information on the layout of the rooms - see the attached floor plans.

The house is brick, terraced - energy friendly and equipped with new modern standards. On the floors are wooden parquet, vinyl and ceramic tiles. The ceilings are non-combustible to steel beam; the roof is gabled, Tondach roofing, in 3. The ceiling is insulated. Hormann front doors are insulated, windows are plastic - double glazed. Heating: central heating combined with Immergas gas boiler with hot water heating via a 200 l boiler (can be switched to electric hot water heating). Monthly gas heating costs were last year at full operation 1.500 CZK/month.

Reconstruction. NP; renovation of facade; renovation of loggias; paving of access to the house with paving stones; 2021 installation of sauna; garden terrace, outdoor surface pool.

The location of the property is quite quiet, green, in a cul-de-sac, in a residential area with limited traffic and full amenities. Just 500 m from the house is: primary school, shop, bus stop with frequency of connections every 10 minutes, football field, restaurants, playgrounds, village sports complex and adjacent woods. For the youngest children there is a small playground in a small square a short distance from the house. The Nisa shopping centre or the Liberec-Rochlice train station is about 1.5 km from the house. Right from the house you can also go for walks in the countryside. Liberec is a popular city for living with great accessibility to the mountains (Harrachov, for example, can be reached in 50 minutes by car) and to Prague (about 1 hour to its outskirts); the entrance to the Liberec - Prague expressway is a few minutes drive from the house. For recreational sports and relaxation, there is a quiet area around Vesecký Pond, only about 900 m away.