



## House Four-bedroom (5+1)

160 m<sup>2</sup>, Děčín, Mikulášovice

€ 408 005 | CZK 9 990 000



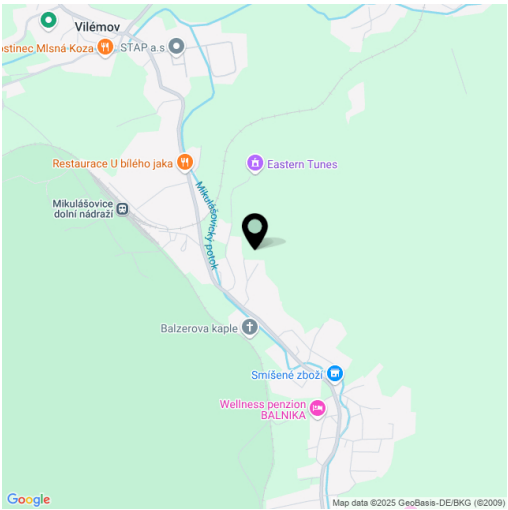


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Plot	7 381 m²
Foot print	132 m²
Garden	7 249 m²
Parking	Parking under a carport
Cellar	-
PENB	G
Reference number	108425



This fully furnished, cozy family house that has been completely and meticulously renovated is set on a large plot offering welcome privacy and the potential for further development. Located right next to the Elbe Sandstone Protected Landscape Area (CHKO Labské pískovce), an ideal spot for those seeking peaceful living in harmony with nature.

On the ground floor, you'll find a living room, a bright kitchen with a dining area, an **infrared sauna**, a bathroom (with a shower), a separate toilet, and an entrance hall. The living area opens directly onto the **garden**. The upper floor offers two bedrooms, a study, and a bathroom. The study can be used as a **guest room** with its own entrance to the bathroom. The attic provides the potential for **expanding the living space**.

Windows are new **wooden** ones with exterior shutters; floors are concrete on the ground floor and **wooden** upstairs. The house features modern hot-water underfloor heating and panel radiators connected to a **heat pump**. The living room is also equipped with a **wood-burning stove**. Electric heating mats are installed beneath the ceramic tiles in the bathrooms. Security is ensured by an **alarm system**. Parking is available under a **carport**, which is connected to a **shed**. The house is being sold **fully furnished**, including all garden tools. The large plot, located on a **southwest-facing slope**, includes a **meadow** with a small **water feature**, offering maximum privacy. Part of the meadow is covered with **mature trees** and natural vegetation, creating a **forest-like atmosphere**. The water area can be used for **recreational purposes** or small-scale **fish farming**. The size of the plot also allows it to be divided into two parts for the **construction of an additional house**.

The house is situated at the end of a **quiet cul-de-sac** in a peaceful part of Mikulášovice, near the German border and not far from Děčín. The town is surrounded by **deep forests** that provide an ideal setting for relaxation. **The Elbe Sandstone Protected Landscape Area** and **Bohemian Switzerland National Park** form a stunning natural backdrop. The village is home to a kindergarten and elementary school, grocery stores, a health center, and a post office, with bus and train connections available.

Total usable area 159.7 m², built-up area: 132 m², garden 7,249 m², plot 7,381 m².