



## House Seven-bedroom (7+2)

445 m<sup>2</sup>, Náchod, Červený Kostelec, Jiráskova

€ 365 408 | CZK 9 000 000



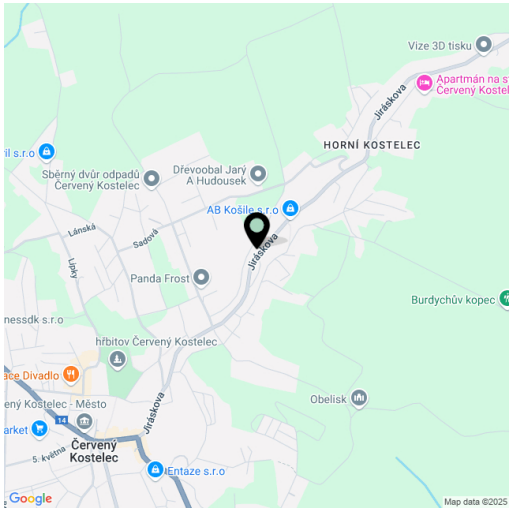


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Plot	588 m²
Foot print	183 m²
Garden	281 m²
Parking	Large garage for 2 vehicles
Garage	Yes
Cellar	Yes
PENB	G
Reference number	108493



This villa from the 1930s with two residential units (2-bedroom and 3-bedroom), preserved original craftsmanship, and period furnishings is surrounded by a mature garden in a traditional residential neighborhood in the town of Červený Kostelec. The area is nestled in the picturesque landscape of the **Jestřebí Mountains** and the eastern foothills of the **Krkonoše Mountains**. The property is suitable as a family or company residence, or for use as a private practice.

The ground floor of the villa features a separate kitchen, three living rooms, a bathroom with a toilet, and a spacious central hallway providing access to all rooms. A veranda opens directly onto the **garden**. A prominent feature is the large, **gently curved staircase** leading to the upper floor. This level offers a kitchen with dining area, two large rooms, one smaller room, a bathroom with a toilet, a pantry, and a hallway. The **southwest-facing balcony** overlooking the garden is also part of this floor. The attic, accessible via a separate staircase, offers the potential for conversion into additional living space. **The expansive basement** includes the **original sauna**, storage rooms, a workshop, and a boiler room.

Originally designed as a **multi-generational** residence, the villa was built in the **1920s**. The most recent renovation took place in 2010 (new roof). The upper floor has plastic windows with double glazing, while the ground floor retains original **wooden casement windows**. Rooms feature high ceilings, original **parquet floors** in living spaces, and **terrazzo** in the hallways. The ground floor and basement are secured by a Jablotron security system. Most **antique furniture** will remain in the house. The well-maintained, multi-level garden—accessible from two sides—includes a gazebo, and a **large garage** with space for garden tools provides parking for two cars.

Located in a town associated with renowned writer **Božena Němcová**, Červený Kostelec offers excellent civic amenities including preschools, elementary schools, cafés and restaurants, shops, a medical center, pharmacy, **theater, cinema**, a Sokol gymnasium, and a sports hall. The surrounding landscape offers countless opportunities for trips, with hiking and bike trails through the **Jestřebí Mountains** and easy access to the famous **Babiččino údolí** (Grandmother's Valley). Červený Kostelec also has good bus and train connections to nearby towns.

Total usable area approx. 445 m², built-up area 182.5 m², garden 281 m², land 588 m².



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