



## House Two-bedroom (3+kk)

€ 404 991 | CZK 9 900 000

100 m<sup>2</sup>, Chrudim, Vysočina, Dřevíkov







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Total area	100 m <sup>2</sup>
Plot	724 m <sup>2</sup>
Floor area	80 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	108935

This fully furnished cottage in the style of a traditional timbered house, featuring a tiled stove, a fireplace, and a covered porch used as a terrace, stands on a southwest-facing garden on the outskirts of the village of Dřevíkov, in close proximity to the open-air museum in Veselý Kopec.

The ground floor consists of a **south-facing living area** with a kitchenette and tiled stove, a room with a **fireplace** and direct access to the **garden**, a bathroom (with a shower, sink, and washing machine), a separate toilet, and an entrance hallway. The attic hosts a large open-plan bedroom.

The brick house **clad in wood** was built in 2010 as a new structure in the style of a traditional timbered cottage. The building is connected to electricity, water is supplied from a private water well, and waste is managed via a cesspit. Heating is provided by a tiled stove and fireplace. The purchase price **includes all interior furnishings, two woodsheds, and a lockable storage shed**. The fenced garden features a fire pit, a covered seating area, and space for a **hot tub**.

The cottage enjoys a prime location at the edge of the village, with no further construction permitted in the neighboring area. The beautiful surrounding landscape lies within the **Žďárské vrchy Protected Landscape Area**. The village offers a grocery shop and seasonal pub, and a popular **open-air museum** is just a 10-minute walk away. The nearest town, Hlinsko, is about 7 km from the property.

Usable floor area 80 m<sup>2</sup>, built-up area 64 m<sup>2</sup>, garden 660 m<sup>2</sup>, plot 724 m<sup>2</sup>.

Purchase possible via transfer of 100% share in an SPV.

