



Four-bedroom House

184 m², Land 2 110 m² Přívrát

480 900 €



Layout
Four-bedroom

Area
184 m²

Land
1937 m²

We are excited to offer a distinctive opportunity to acquire a beautifully renovated cottage with a swimming pool, located in the scenic Orlické foothills, near Litomyšl, Ústí nad Orlicí, and Česká Třebová.

Nestled in a tranquil wooded valley of Kozlovský hřbet in the village of Přívrát, this charming property is conveniently located near a shop, restaurant, and five ski slopes, making it ideal for winter sports enthusiasts.

The cottage is tastefully furnished and ready for immediate occupancy. Featuring three bedrooms, a cozy living room with a tiled stove, a kitchen connected to the dining area, two bathrooms, and a garden house that can serve as additional living space, this property is perfect for recreational use or year-round living.

It also presents an unique investment opportunity, with well-established holiday rentals (current capacity for nine guests, with potential for expansion).

The renovation has been executed with meticulous attention to detail and a careful selection of high-quality materials. On the first floor, you'll find a fully

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Built-up area	173 m ²
Floor area	184 m ²
Land	1937 m ²
Building energy rating	G

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equipped kitchen with a dining area, a living room with a tiled stove and heat exchanger, and a bathroom with both a bathtub and a shower. The second floor boasts three spacious bedrooms and a second bathroom. The property includes two separate toilets, as well as an additional toilet located in the bathroom.

Heating is provided through a combination of underfloor heating and radiators, as well as solid fuel stoves with heat exchangers or an electric boiler. The property is connected to the municipal water supply and provides internet access (WiFi).

The fenced garden features a lighted swimming pool and a seating area with a retractable pergola, along with a newly constructed garden house currently utilized as a wellness space, equipped with a solarium, infrared sauna, darts, exercise bike, bench press, and table tennis.

Přívrat offers an array of sports and cultural activities, including ski slopes just 1 km from the property, the UNESCO-listed castle of Litomyšl (10 km away), an aquapark in Ústí nad Orlicí (6 km), the castle in Rychnov nad Kněžnou, the pilgrimage site of Homol, and many other attractions. The area is also crisscrossed with cycling paths and lush forests that are plentiful with mushrooms during the season. Přívrat boasts a vibrant cultural scene year-round, featuring balls, concerts, wine festivals, and cooking competitions.

Please note that the dimensions of the property are approximate, and the Energy Performance Certificate (PENB) is not provided due to the building's age (19th century).

We would be delighted to provide you with further information about this unique property. Don't miss out on this exceptional opportunity!

VÁŠ MAKLÉR



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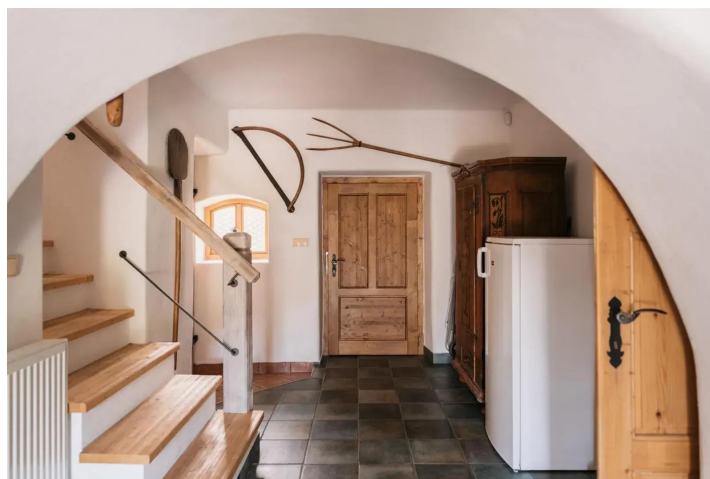
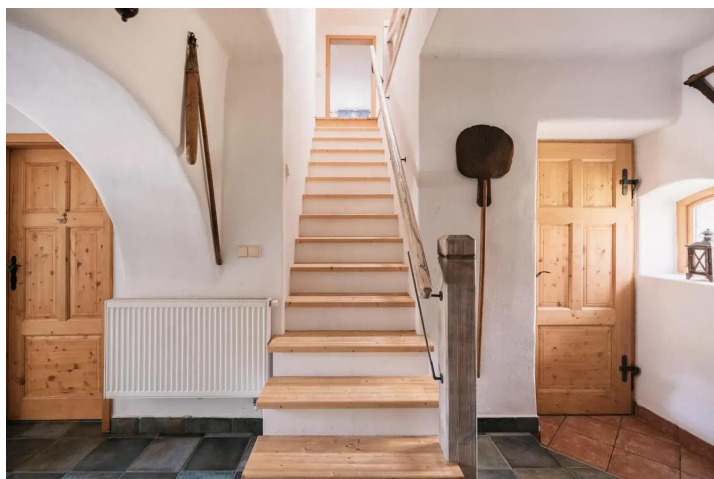
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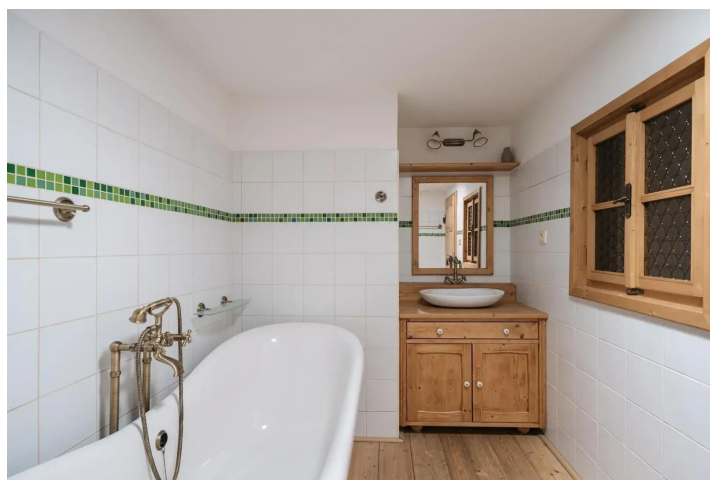
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