























Are you looking for a small apartment in a quiet mountain area on the Polish-Czech border? Looking for cheap place to day to day live on your pension?

A central apartment of 37m<sup>2</sup> with a built-in balcony niche, located on the third floor of a four-story block on st. Powstancow Wielkopolskich in Ladek-Zdroj town. 7 years after a general renovation, where windows and doors were replaced, plumbing from risers and repaired electric. In 2018, three openable windows were installed on the balcony, thus improving the thermal properties of the apartment and increasing its usable space from 33m<sup>2</sup> to 36m<sup>2</sup> (red and green colors on the plan).

The facade of the building after thermal modernization. The apartment keeps warm even in harsh mountain winters. Used occasionally by 1 person. To light refreshment. The apartment consists of:

- kitchen
- bathrooms with a toilet
- anteroom (hall)
- bedroom
- a living room with a balcony

Windows facing south.

The apartment includes a basement of 4m<sup>2</sup>.

The apartment is sold with furniture and household appliances (gas cooker, fridge, microwave oven, washing machine and TV) - as in the pictures. Possibility to connect to cable TV and the Internet.

The property is managed by a small housing association.

Block flats was built in 1981 and underwent thermal modernization in 2005. The staircase is renovation in 2016.

Full ownership and land register.

The current rent is 75€ with 1 person using the flat.

If lump sums for central heating, water and its heating, sewage disposal and municipal waste are reduced, the rent is 55€. Heat allocators, meters on water valves and a gas meter are wireless - the collector reads the results without entering the apartment.

Parking spaces are in front of the block (north side). The housing association has a fenced internal car park with an entrance gate from, so you don't have to worry about lack of space for your car. There is a kindergarten and high school, and in the near area, a post office, ATM, pharmacy, numerous shops - in terms of daily logistics, it is a great convenience.

Ladek-Zdroj is a sleepy spa town with numerous pools, thermal and manual rehabilitation services, etc. Here you can really improve your health, as well as rest and recharge your batteries. For winter trips, there is a ski slope with a ski rental and an fish restaurant. Ski cross-country trails marked out and maintained in the surrounding mountain forests. The Czarna Gora ski resort is located 13 km by car from Ladek-Zdroj. In the spring and summer season, Ladek offers numerous cultural festivals, outdoor exhibitions and concerts. The Stawy Biskupie restaurant will treat you with fresh fish on the way to the botanical garden - "Arboretum" located in the forest valley of the spring of St. Hedwig. It is an ideal place for hot summer days, where there is an unusual, cool, humid microclimate. Hundreds of kilometers of tourists routes stretched on the Polish-Czech border will make your legs hurt.

You can go to Śnieżnik mountain (1425 m above sea level) on foot (20-25 km from Ladek), and on the way relax at the open swimming pool in Stara Morzawa or visit the Bear Cave in Kletno. Numerous climbing and rope rocks are located in the area. The apartment is therefore an ideal starting point for numerous attractions both in the area and in the Klodzko Valley, as well as to the Czech Republic.

If you are looking for an investment property to protect your savings against inflation, you've come to the right place.

If you are investing in real estate for short-term rental, the apartment is worth the loan. However, if you want to have your own corner in the mountains, just for yourself, then...

Feel free to contact me.