



## House Four-bedroom (5+kk)

111 m², Český Krumlov, Horní Planá, Dobrá voda

€ 400 648 | CZK 9 900 000



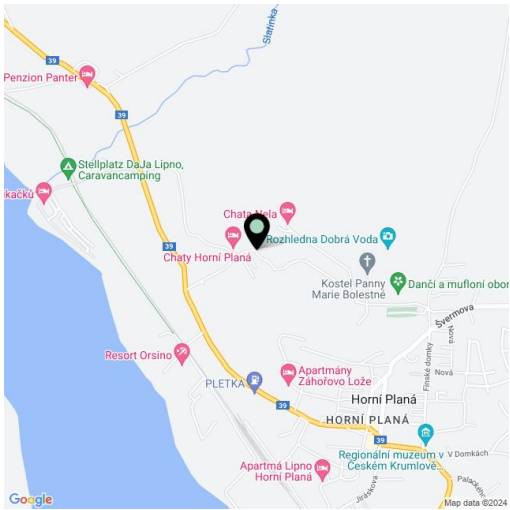


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Usable area	111 m²
Plot	320 m²
Floor area	90 m²
Terrace	21 m²
Parking	Yes
Cellar	-
Reference number	103328



This new-build energy-efficient house suitable for year-round living is part of a project that is being developed in the popular Horní Planá resort on the edge of the Šumava Protected Area. The windows and terrace offer postcard-like views of Plechý Hill and the Lipno dam. The offer also includes the possibility of using the nearby shipyard. Expected approval date is January 2024.

The ground floor consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom, a utility room, and an entrance hall. The living room has access to the **garden terrace**. Upstairs are 3 bedrooms, a toilet, and a stairwell.

Floors are vinyl and with ceramic tiles, **the sliding HS portals** to the terrace have **triple glazing**, the other windows are plastic with double glazing. The insulated brick building with concrete foundations meets the parameters of **energy class B**, **the floor heating** is connected to an air-water heat pump, the additional heat source is the **fireplace stove** in the living room. The house includes a 6 cubic meter **retention tank** for rainwater. The building is connected to the municipal water supply and sewerage system. Parking is provided in the **outdoor parking area**; access to the house is via a year-round maintained municipal road. Owners can use the nearby **boatyard** that has a long-term lease from the Povodí Vltavy state-owned enterprise.

In the village of Horní Planá lies one of Lipno's **most beautiful beaches** with **clear water**, as well as a **ferry** that can also transport bikes or cars to the opposite shore. **Bike routes**, and **tourist and nature trails** lead through the beautiful surroundings. You can enjoy **water sports**, **cross-country skiing**, or **long-distance skating** in the winter. At the same time, there are enough services for **happy living**, as well as shops, a kindergarten and elementary school, a sports hall, restaurants, cafes, and a **renowned bakery**.

Usable area 110.53 m² (od which interior is 89.53 m² and terrace 21 m²), built-up area 77 m², garden 243 m², plot 320 m².