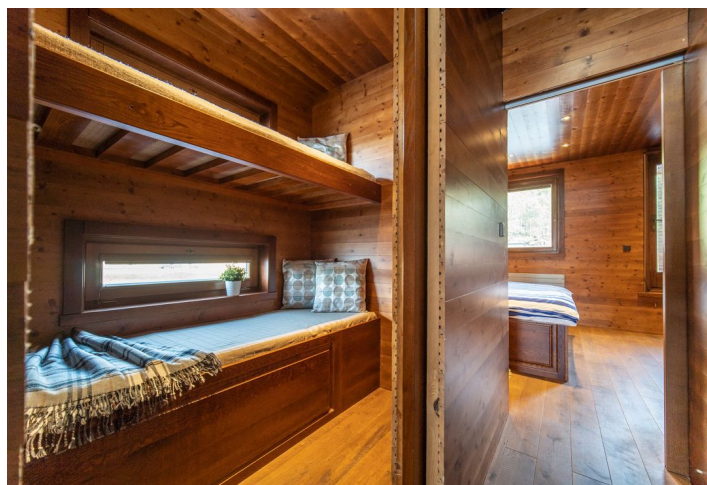




House Two-bedroom (3+kk)

€ 297 678 | CZK 7 500 000

100 m², Příbram, Klučenice





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Plot	100 m ²
Parking	-
Cellar	-
PENB	G
Reference number	102702

This stylish houseboat with the possibility of year-round mooring, a valid technical license, and a permission to enter with 2 cars up to the mooring is located in a narrow bay of the Orlické Dam less than an hour's drive from Prague.

The interior consists of a living room with a kitchen and access to a **sunny deck with postcard views**, 2 bedrooms, a bathroom (shower, toilet). The dimensions are 20 m in length and 5 m in width, and the total area is approx. **100 m²**.

The houseboat was built in 2018, and has a technical license from 2020-21 issued for 10 years. It is equipped with a **solar battery** and generator to power the fridge and lighting. The interior is made of **oak**, the Euro windows with **unbreakable double-glazed windows** are also made of the same wood, and the roof is titanium. The kitchen is equipped with an electric and microwave oven and a **dishwasher**. The deck has a stainless steel railing and a retractable awning. Heating is provided by a fireplace and a diesel boiler. The houseboat has a 700 liter utility water tank. The parking spaces are rented from an association that has a **contract with the Vltava Basin**. A path through the forest behind a lockable barrier leads to the mooring.

A nice place on the border of the Central Bohemian and South Bohemian regions allows for **year-round enjoyment** - swimming and other water sports, mushroom picking, and ice skating in winter. In the nearest village, Klučenice, there is a restaurant, an inn, a grocery store, and a post office. Other civic amenities are in Příbram. On the opposite bank of the dam stands Orlík Castle with an English-style park, but the surroundings of the bay with the houseboat are characterized by **deep, quiet, and vast forests**.

Usable area 100 m².

It is not intended for business purposes (the houseboat cannot be rented short-term or long-term). Membership is subject to the rules of the association.

