



## House Seven-bedroom (8+1)

Sold

415 m<sup>2</sup>, Klatovy, Kašperské Hory





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Plot	4 742 m <sup>2</sup>
Foot print	415 m <sup>2</sup>
Garden	4 327 m <sup>2</sup>
Parking	Parking on the plot
Cellar	Yes
PENB	G
Reference number	102945

This offer of a project with a building permit for the construction of a stylish family house with a barn and a large plot of land, which is located on a southeastern slope in the beautiful landscape of the Kašperská vrchovina nature park in Šumava. The place provides perfect peace, complete privacy, wonderful views of the green surroundings, and a wide range of sports activities in every season.

A valid building permit was issued for a mountain house with a partial basement and a ground floor, attic, and a gable roof with a belfry. The proposed layout includes fruit and vegetable storage in the basement, a living space, a bedroom, a dressing room, a vestibule, a closet, a hall, a utility room, a bathroom, and a toilet on the ground floor, and storage space in the attic. A shed and a barn (215 sq. m.) with the possibility of additional bedrooms can also be built on the plot.

Drinking and utility water will be handled by its own drilled water well, and waste by a WWTP. A building permit is also issued for these structures. Heating is to be provided by an electric boiler supplemented by a tiled wood-burning stove. The house, designed to fit naturally into the local environment, will be adjoined by a southeastly garden. Beautiful views of the surrounding nature cannot be disturbed by any potential construction in the neighborhood. The deadline for the start of construction is October 2024.

This very nice and quiet place is located near the tourist-attractive town of Kašperské Hory with its historic core and photogenic Kašperk Castle, about a 15-minute drive from Sušice, a popular town for boaters. Many cultural events take place in Kašperské hory and Sušice, and in winter you can use numerous nearby ski trails and ski resorts, and in other seasons bke paths and hiking trails.

Built-up area of the main building 140 m<sup>2</sup>, agricultural part 215 m<sup>2</sup>, garage 60 m<sup>2</sup>, plot of land 4,742 m<sup>2</sup>.

