



Farmhouse estate Nine-bedroom (10+1)

Ask for price

Český Krumlov, Přední Výtoň, Frýdava





Farmhouse estate Nine-bedroom (10+1)

[Ask for price](#)

Český Krumlov, Přední Výtoň, Frýdava

Usable area	620 m ²
Garden	1 188 m ²
Plot	9 871 m ²
Parking	Garage, carport and a spacious parking lot (approx. 450 m ²)
PENB	B
Reference number	103061

Unique offer of a former gamekeeper's house from the middle of the 19th century, where, thanks to an absolutely precise reconstruction, an above-standard living space was created with contemporary comforts, which do not in any way disturb the original historical character of the building. The plot of land with a size of approx. 1 ha has an excellent secluded location, only about a 3-minute walk from the Lipno dam.

The house is divided into **5 separate apartments** (3 according to the cadastre), a **garage**, common areas (billiard room, kitchen), and a utility room.

It was **completely renovated** in 2020 and 2022–23. The house is perfectly insulated, thanks to which it meets the parameters of a **very energy-efficient building**. Casement windows, window sills, parquet floors, cassette and entrance doors are **oak**, all glass surfaces on the ground floor are **safety**. Facilities include an **HD camera system**, smoke detectors, an alarm system, basalt tiles, and kitchens equipped with **AEG and SMEG appliances**. **KatyPaty ceramic switches and sockets**, II Fanale (Flamant outdoor) light fixtures, a restored large **American stove and an extra large Defiant stove** add style to the interior. The house is heated by a **heat pump** (5 boreholes of 120 m), and the entire house including the garage has underfloor heating. The house has **2 sources of water** (potable from a water well and outdoor utility from a spring above the house). Terraces made of oak beams and stone slabs are made of **old Austrian granite**. The house includes a spacious parking lot (approx. 450 m²) paved with yellow granite. On the property is a **pond of approx. 400 m²** fed by **abundant lower springs**. The plot is completely fenced with a wooden fence made of larch, partly with a sub-basement. The access road is asphalt.

The place is unbelievably **quiet and peaceful**, and the house is only accessed by a road with no entry. Nothing can be built in the vicinity as there is a **protected area and a bird reserve**. This beautiful place is part of Frýdava, which is located opposite the town of Frymburk accessible by **ferry**. In winter, it is possible to use the surrounding **cross-country trails**, the nearby **ski areas**, or the **Lipno ice highway**.

Usable area 620 m², built-up area 383 m², garden 1,188 m², plot 9,871 m².

