



## House Four-bedroom (5+kk)

€ 460 409 | CZK 11 600 000

138 m<sup>2</sup>, Český Krumlov, Horní Planá, Dobrá voda





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Usable area	138 m <sup>2</sup>
Plot	374 m <sup>2</sup>
Floor area	108 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Yes
Cellar	-
Reference number	103329

**This newly built, energy-efficient house suitable for year-round living is located in the popular Horní Planá resort on the edge of the Šumava Protected Area. The windows, loggia, 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 main living room with a preparation for a kitchen, 1 bedroom, a bathroom, a utility room, and an entrance hall. Upstairs is the master bedroom, 2 other rooms with access to the **loggia**, 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 lot**; 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 137.86 m<sup>2</sup> (of which interior is 108.32 m<sup>2</sup>, terrace 21.41 m<sup>2</sup>, loggia 8.12 m<sup>2</sup>), built-up area 98 m<sup>2</sup>, garden 276 m<sup>2</sup>, plot 374 m<sup>2</sup>.

