



## House Four-bedroom (5+kk)

138 m², Český Krumlov, Horní Planá, Dobrá voda

€ 469 351 | CZK 11 600 000





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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>.

