



Hotel

427 m², Český Krumlov, Přední Výtoň

€ 1 997 603 | CZK 50 000 000



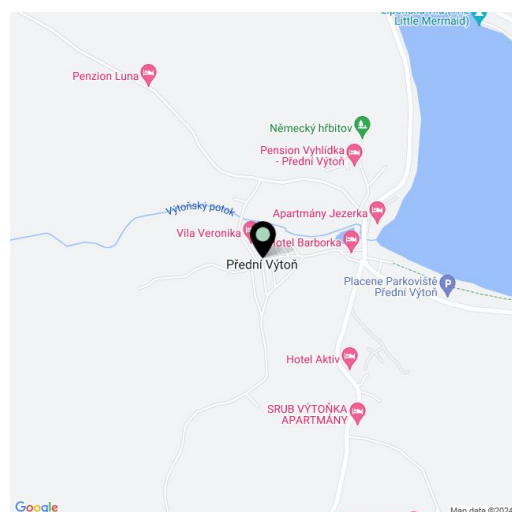


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Total net leasable area of the building	427 m ²
Cellar	-
Garden	2 215 m ²
Parking	Parking on the plot
PENB	C
Reference number	105511



This atypical small hotel, located on a sloping plot on the eastern bank of the Lipno Dam in the settlement of Přední Výtoň, is now looking for a new owner. The location is perfect for winter and summer activities, and the Šumava Nature Reserve offers tourists and cyclists activities in the other months of the year as well. Unique experiences such as the Treetop Trail, riding in the bike park or on singletracks, as well as selected local restaurant are also tempting.

The hotel complex consists of **6 apartments with layouts from studios to 2-bedroom apartment** and a separate reception with facilities for the administrator.

Main house:

- Basement: wellness with sauna, relaxation zone and access to the terrace, shower, storage, and utility room
- 1st floor: 24.5 m² apartment (studio), 43.03 m² apartment (1bdm) with a terrace
- 2nd floor: 48.80 m² apartment (1bdm), 53.94 m² apartment (1bdm) with a terrace
- 3rd floor: 82.16 m² apartment (2bdm) with a terrace

Individual house:

- Basement: 43.78 m² apartment (1bdm)

Reception

- 3rd floor: reception, administrator's room, bike and ski storage room, storage, total 29.9 m²

Outdoor parking spaces are located in the upper part of the property, right next to the access road.

The building from 2013 was partially **reconstructed**. In 2023, a new facade was made and the outdoor terrain was modified, and in 2024 a **new roof** was laid over the bike shed and ski shed. Wooden security doors, wooden floors as well as wooden large-format Euro windows and **exposed beams** tastefully decorate the interior with natural materials. The above-standard apartment is also equipped with a custom-made kitchen with a **granite worktop** and **AEG** appliances, and the bathroom with **Vileroy and Boch** sanitary ware. The building is guarded by a security system.

Přední Výtoň is located on the southern bank of the **Lipno dam**, a great



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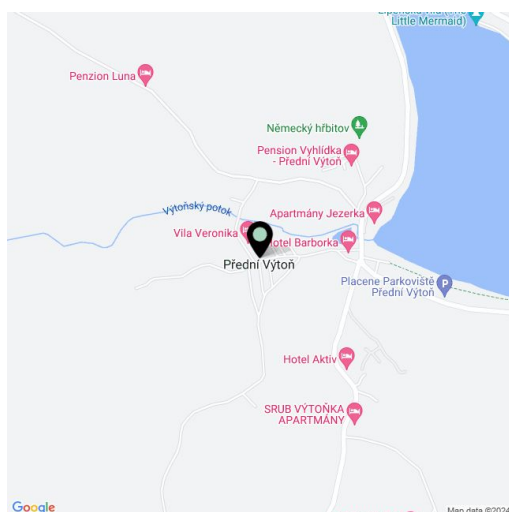
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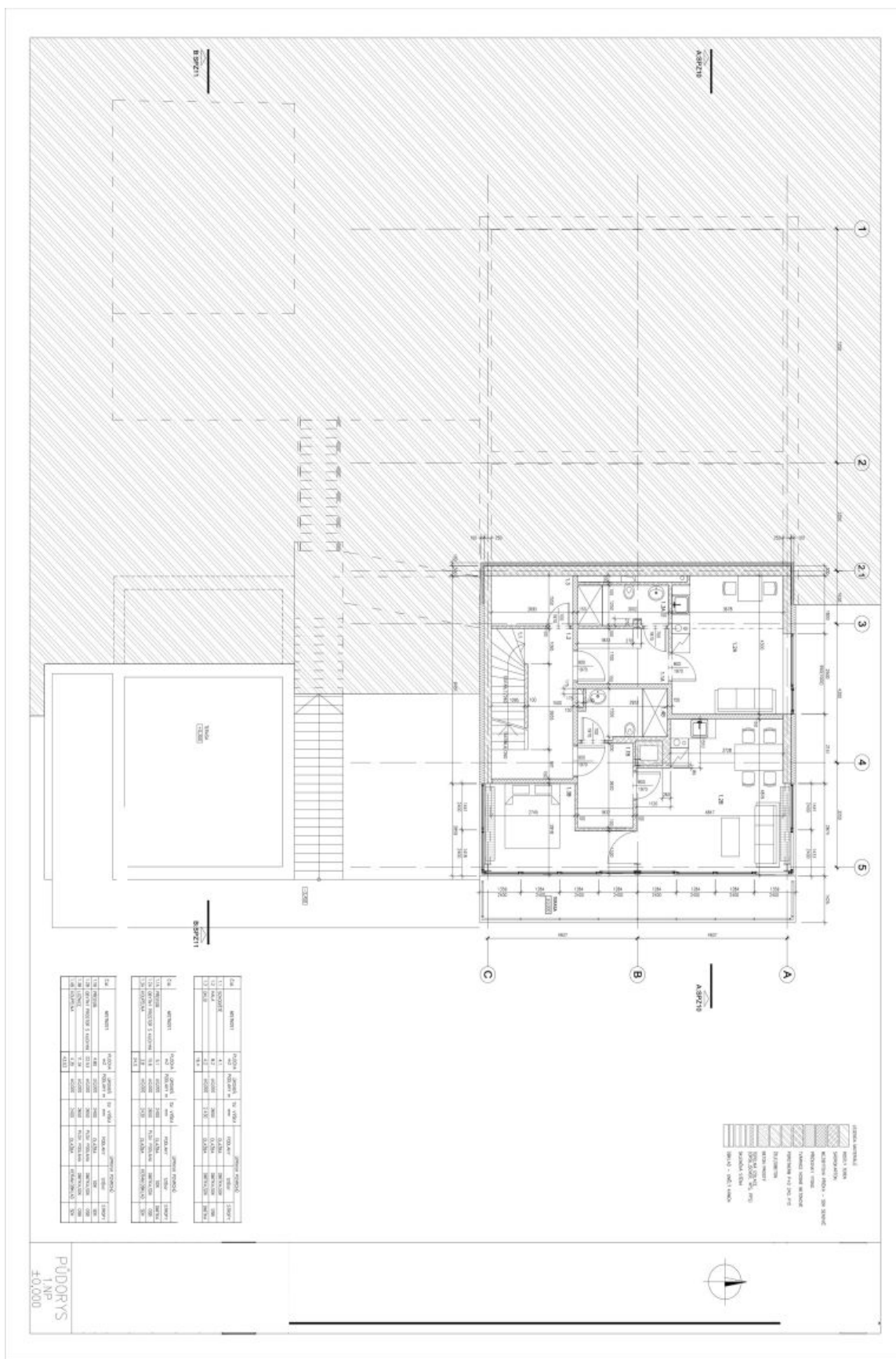
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starting point for trips to the ruins of Vítkův Hrádek, the settlement of Svatý Tomáš, and a number of extinct Šumava villages. Only 8 km away, **Lipno nad Vltavou** offers sports, social and cultural activities as well as complete civic amenities.

Floor area 426.86 m², built-up area 299 m², garden 2,215 m², plot 2,514 m².

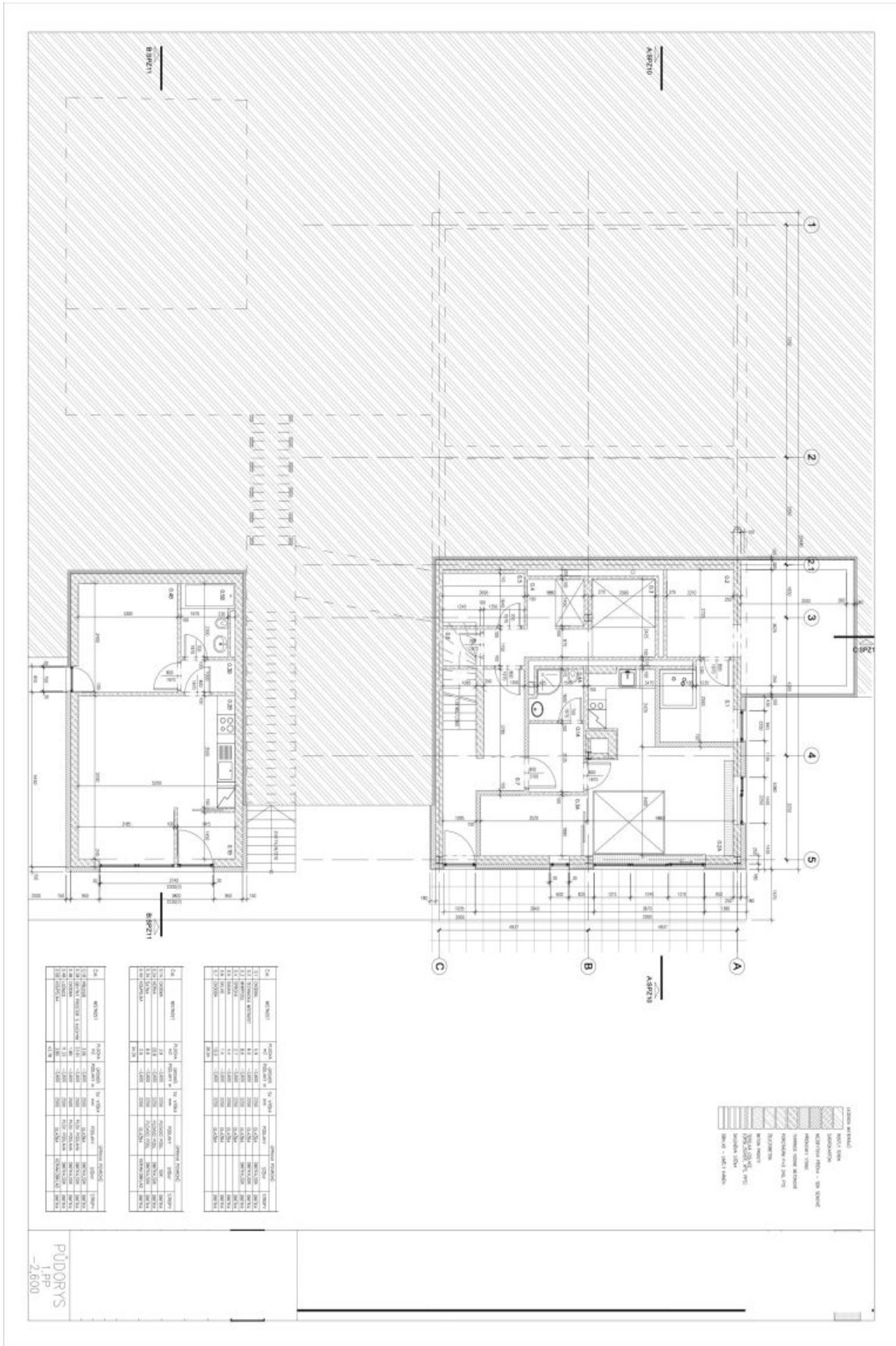
Approved as a family house.

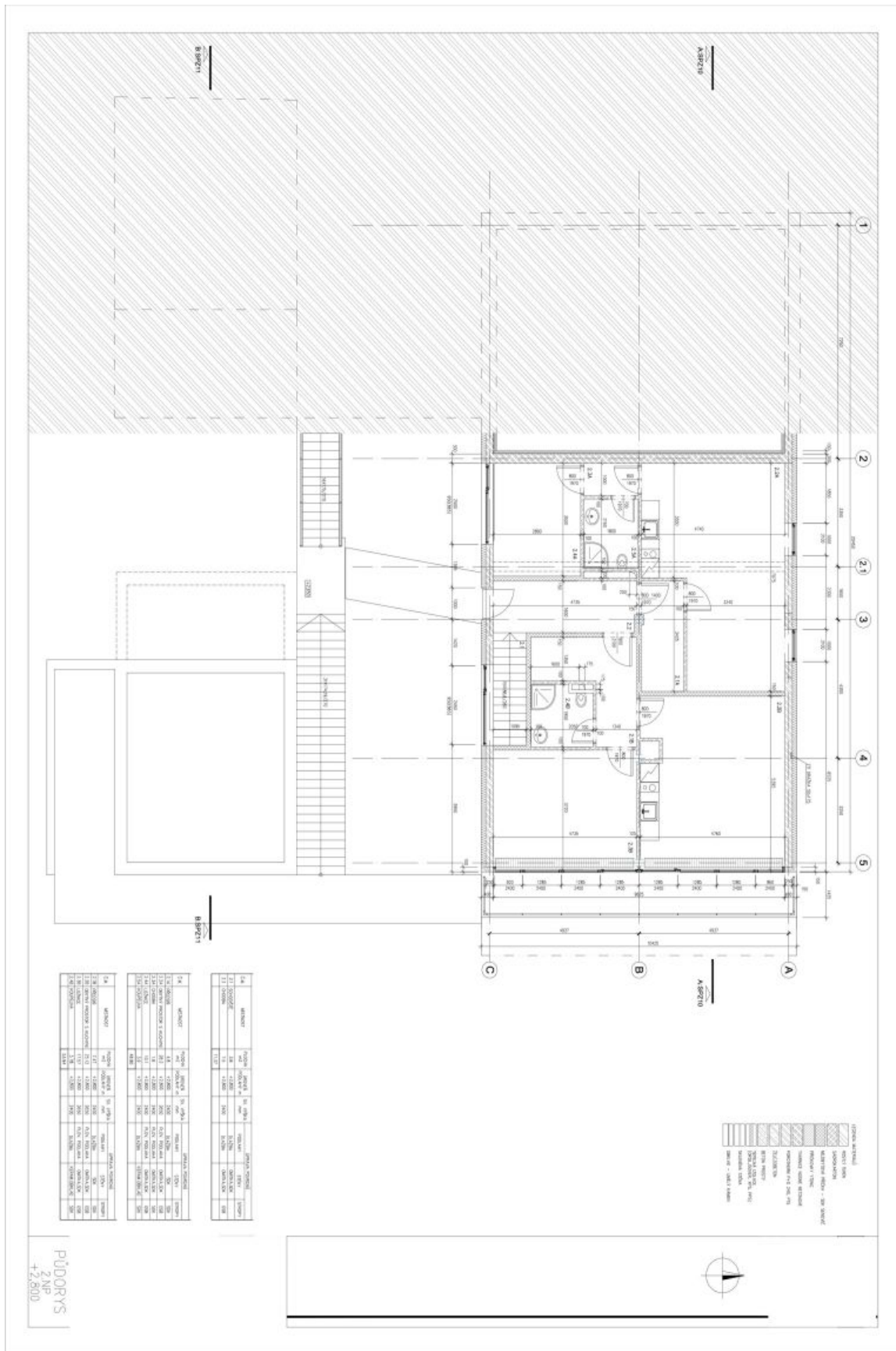




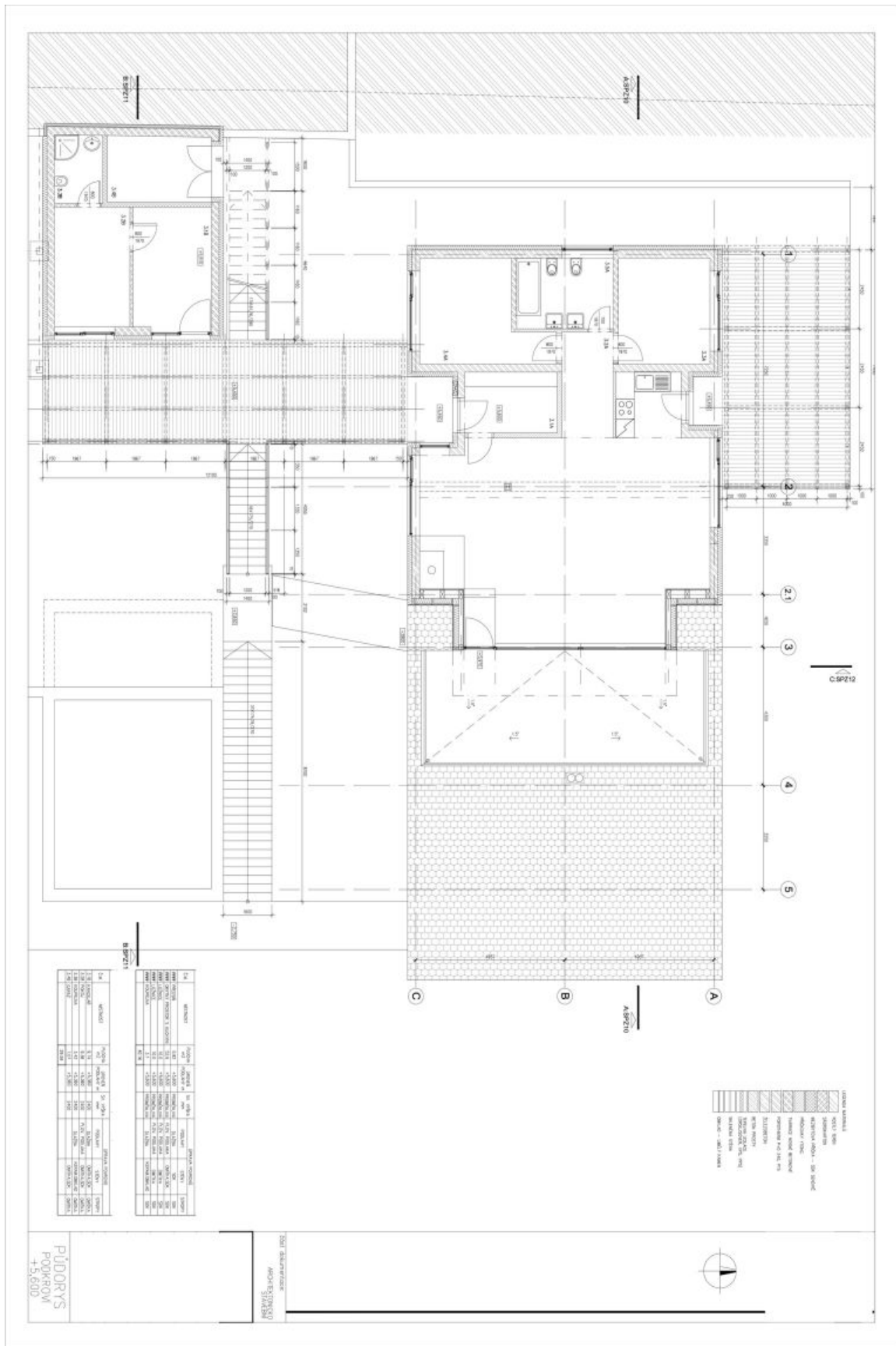
NO	OPIS	POV. JEDNOT. (m ²)	POV. JEDNOT. (m ²)	POV. JEDNOT. (m ²)	POV. JEDNOT. (m ²)	POV. JEDNOT. (m ²)	POV. JEDNOT. (m ²)
1	CELKOVÁ PLOCHA	427,00	427,00	427,00	427,00	427,00	427,00
2	CELKOVÁ PLOCHA	427,00	427,00	427,00	427,00	427,00	427,00
3	CELKOVÁ PLOCHA	427,00	427,00	427,00	427,00	427,00	427,00
4	CELKOVÁ PLOCHA	427,00	427,00	427,00	427,00	427,00	427,00
5	CELKOVÁ PLOCHA	427,00	427,00	427,00	427,00	427,00	427,00

PUDORYS
1 NP
±0,000





PUDORYS
2 NP
+2,800





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