



House Five-bedroom (6+kk)

€ 1 386 571 | CZK 34 900 000

317 m², Prachatice, Kvilda





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| | |
|------------------|--------------------|
| Plot | 598 m ² |
| Foot print | 155 m ² |
| Garden | 443 m ² |
| Parking | Yes |
| Cellar | - |
| PENB | C |
| Reference number | 105882 |

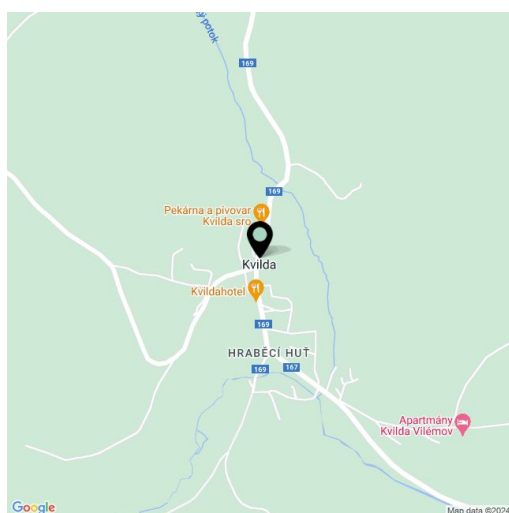
This mountain family house with 4 fully equipped apartments, a sauna, and a ski storage room is located on the edge of Kvilda, the highest-altitude situated village in the Czech Republic. The area is renowned for its numerous cross-country skiing trails, bike paths, and hiking trails that wind through the picturesque Šumava landscape. The Kvilda ski resort is within walking distance.

The three-story house, approved for occupancy in 2012, comprises 4 separate apartments, each offering beautiful views across the Kvilda Valley and the surrounding nature. On the first floor, there is a spacious 110 m² apartment featuring a living room with a **tiled stove**, a dining area, a kitchen, a bedroom, and a bathroom. The second floor includes 2 apartments, each with a living room and kitchenette, a bedroom, and a bathroom. The basement level houses a one-room apartment with a bathroom. The shared areas of the house include a **sauna**, a stroller storage room, and a ski/bike storage room. **Ample parking** is available on the unfenced land adjacent to the house, which also features a small wooden structure with two storage rooms.

The house has **wooden triple-glazed windows** and 20 cm thick insulation. Heating is provided by a ground-source **heat pump** with **two boreholes** totaling 180 meters in depth. The property is **connected to the municipal water and sewage systems**.

The village of **Kvilda** is located in the heart of the beautiful Šumava plains and is one of the main tourist centers of **Šumava National Park**. In addition to extensive recreational activities such as hiking, cycling, cross-country skiing, and downhill skiing, it offers several nature trails, the Jezerní Slat **Observation Tower** near Kvilda, the Kvilda museum, and local country restaurants. Once the new highway section opens in December, traveling from Prague's center will take approximately 1 hour and 55 minutes.

Floor area 316.54 m², garden 443 m², built-up area 155 m², plot 598 m².

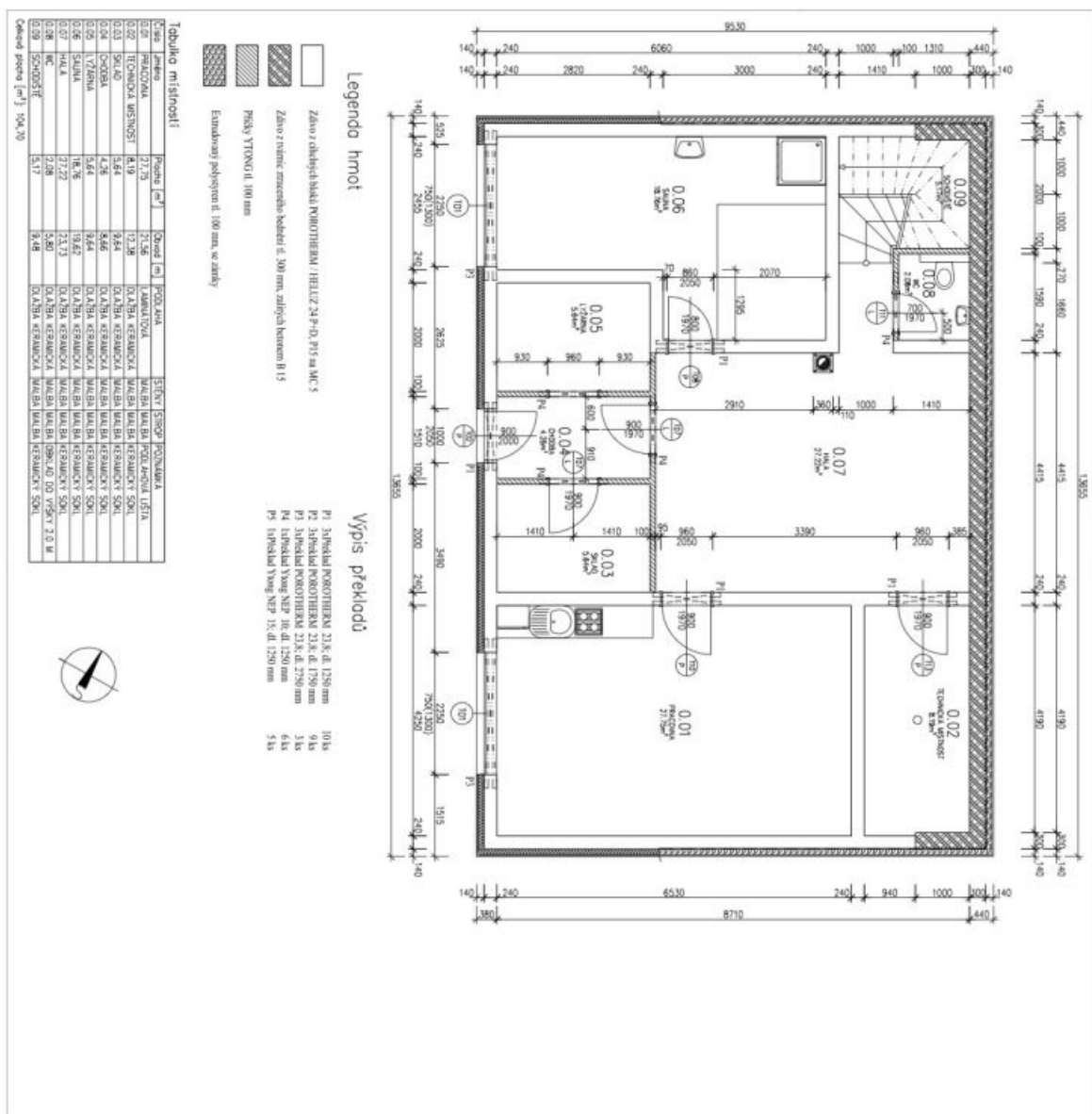




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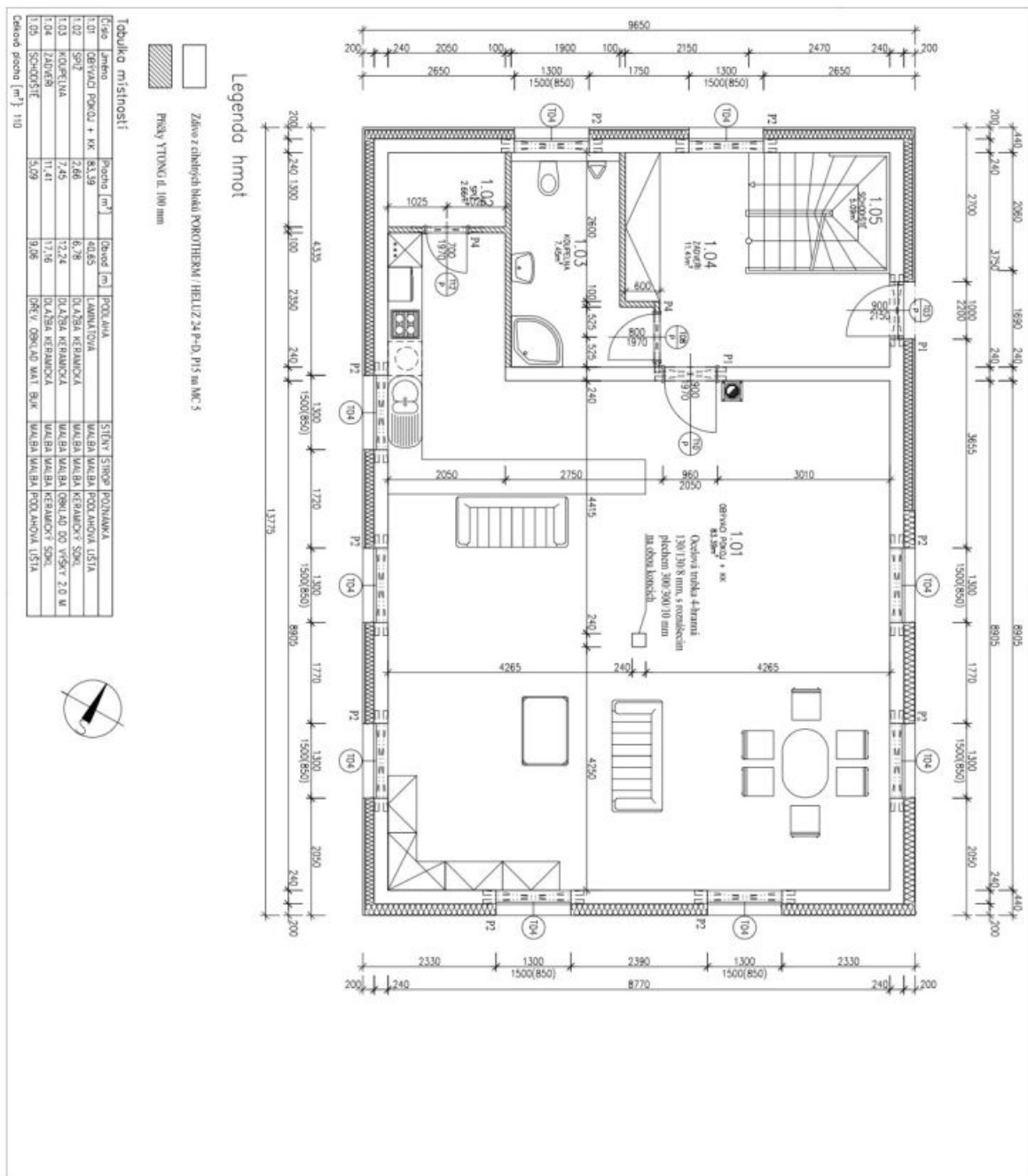




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Tabuľka miestností

| Číslo | J meno | Plocha [m ²] | Objem [m ³] | PODLAHA | STĚNY | STRUPE | POZNAMKA |
|-------|--------------------|--------------------------|-------------------------|------------------|-------------|----------|----------|
| 1.01 | OBÝVAČI POKOJ + KK | 83,99 | 40,65 | JAMNÁ DŮVA | VALBA VALBA | PODÁNOVA | UŠTĚŘENÍ |
| 1.02 | SPŮJ | 2,66 | 8,78 | OLÁZEN KERAMICKÁ | VALBA VALBA | PODÁNOVA | UŠTĚŘENÍ |
| 1.03 | KUCHYŇKA | 7,45 | 12,24 | OLÁZEN KERAMICKÁ | VALBA VALBA | PODÁNOVA | UŠTĚŘENÍ |
| 1.04 | ZÁHRADNÍ | 11,41 | 17,16 | OLÁZEN KERAMICKÁ | VALBA VALBA | PODÁNOVA | UŠTĚŘENÍ |
| 1.05 | SCHODISŤE | 5,09 | 9,06 | OLÁZEN KERAMICKÁ | VALBA VALBA | PODÁNOVA | UŠTĚŘENÍ |

Legendu hmot
 Zábav z obkladu hmoti POKROTHENI / HELIUT 24-P-D, P15 m, MČ 5
 Prásky YTING D. 100 mm



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