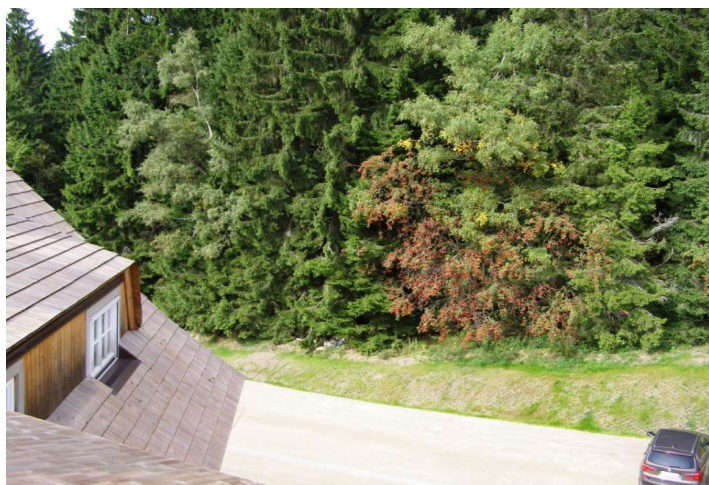




## Apartment Three-bedroom (4+kk)

Sold

103 m<sup>2</sup>, Klatovy, Železná Ruda, Špičák





## Apartment Three-bedroom (4+kk)

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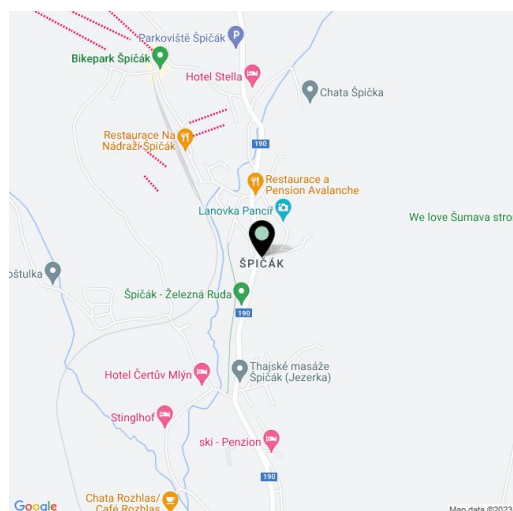
Total area	103 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	17191

**Mountain apartment in the beautiful countryside of more than 1000 m above sea level in the heart of Šumava, on the 3rd and 4 floor of a low - energy wooden chalet of the Šumavský Dvůr, located in the Pancíř ski resort, just 100m from the downhill courses and cross country trails and at the same time just a 2 hour drive from Prague.**

The layout of the apartment offers a living room with a fully equipped kitchen, 3 bedrooms and 2 bathrooms. **Parking is available on site**, within the gated area. The Šumavský Dvůr chalet offers a unique architectural design, which combines elements of traditional farmhouses and modern apartment layouts. The facade of the house is made of Siberian larch, which does not need to be painted; high-quality natural materials such as wood and stone from the Šumava area are used throughout the building. Features of the Šumavský Dvůr chalet include a **sauna, whirlpool, ski storage and playground.**

The location offers **year-round sporting opportunities**, downhill courses 100m away, 5 minute drive to the Špičák ski resort with the steepest slope in the Czech Republic, 20 minute drive to the top quality German area of Velký Javor (Grosser Arber, the highest peak of Šumava at 1456m), cross country trails, 500 km of bike paths, hiking trails, golf, swimming etc. Good transport links from **Prague (2 hours drive)** and Plzeň (1 hour drive) via highways and a broad road.

Interior 103 m<sup>2</sup>, cellar.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Three-bedroom (4+kk)

103 m<sup>2</sup>, Klatovy, Železná Ruda, Špičák

Sold

