



## Farmhouse estate Five-bedroom (6+1)

Sold

Jindřichův Hradec





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Usable area	229 m <sup>2</sup>
Foot print	567 m <sup>2</sup>
Plot	45 709 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	27134

Many of forests, ponds, fields and original farms: it forms the neighbourhood of a family farmhouse including a romantic garden with its own bathing pond with a sandy beach. The place is suitable for recreational and permanent living in the quiet natural environment of Třeboň, in the Ema Destinová region.

Ground floor consists of **living room with fireplace**, kitchen, dining room, two guest bedrooms, bathroom, sauna, separate toilet, storeroom and a hall with a staircase. On the first floor there is a generous hall, two bedrooms, a bathroom and a separate toilet. The **barn with garage** adjoin to the building.

The house is **stylishly equipped**, the staircase to the floor is wooden. The wooden windows are fitted with grilles and shutters on the ground floor. On both floors there is a fireplace. Part of the large garden is a **gazebo** with oak flooring, hand-drawn beams and an interesting roof, that is ideal for family and friendly encounters as well as a sitting by the outdoor **fireplace with a smokehouse**. The house has its **own water source** and its own water purification plant. The heating is provided by a **gas boiler** with a storage tank or **wood boiler** in a separate boiler room. **Covered parking space** on the plot.

The farmhouse, **surrounded by a garden with ornamental and fruit trees**, is located by a pond where you can swim and catch fishes. The house stands on the end of the road, there are only two farms and a big pond. There are many **cycling paths and hiking trails nearby**. The larger village with shops, restaurants, kindergarden and primary school is accessible **within 5 minutes** by car. Třeboň spa town boasting many cultural and social activities is within a 10-minute drive.

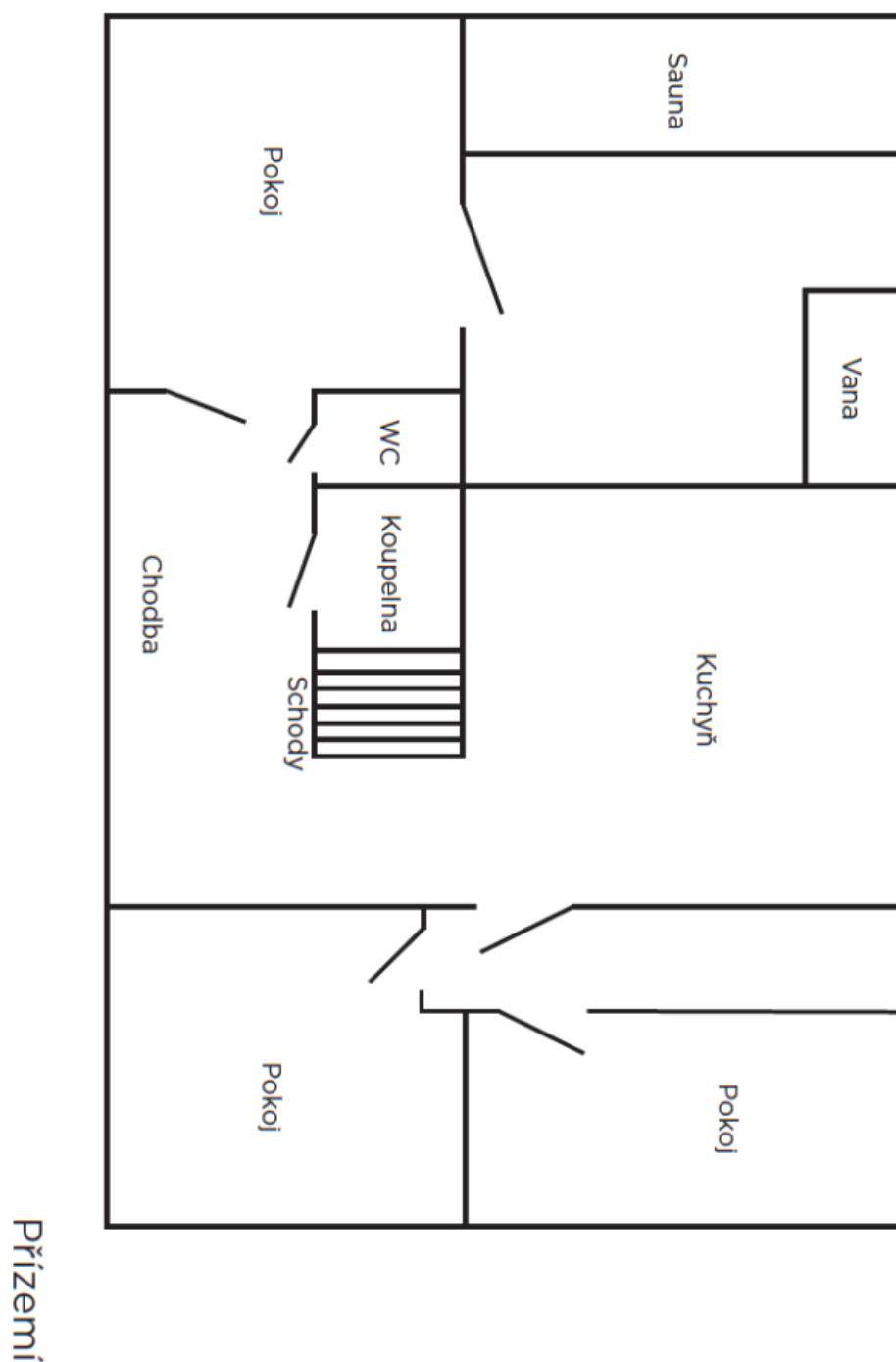
Interior 228.64 m<sup>2</sup>, built-up area 567 m<sup>2</sup>, plot 19,718 m<sup>2</sup>, garden 19,151 m<sup>2</sup>.



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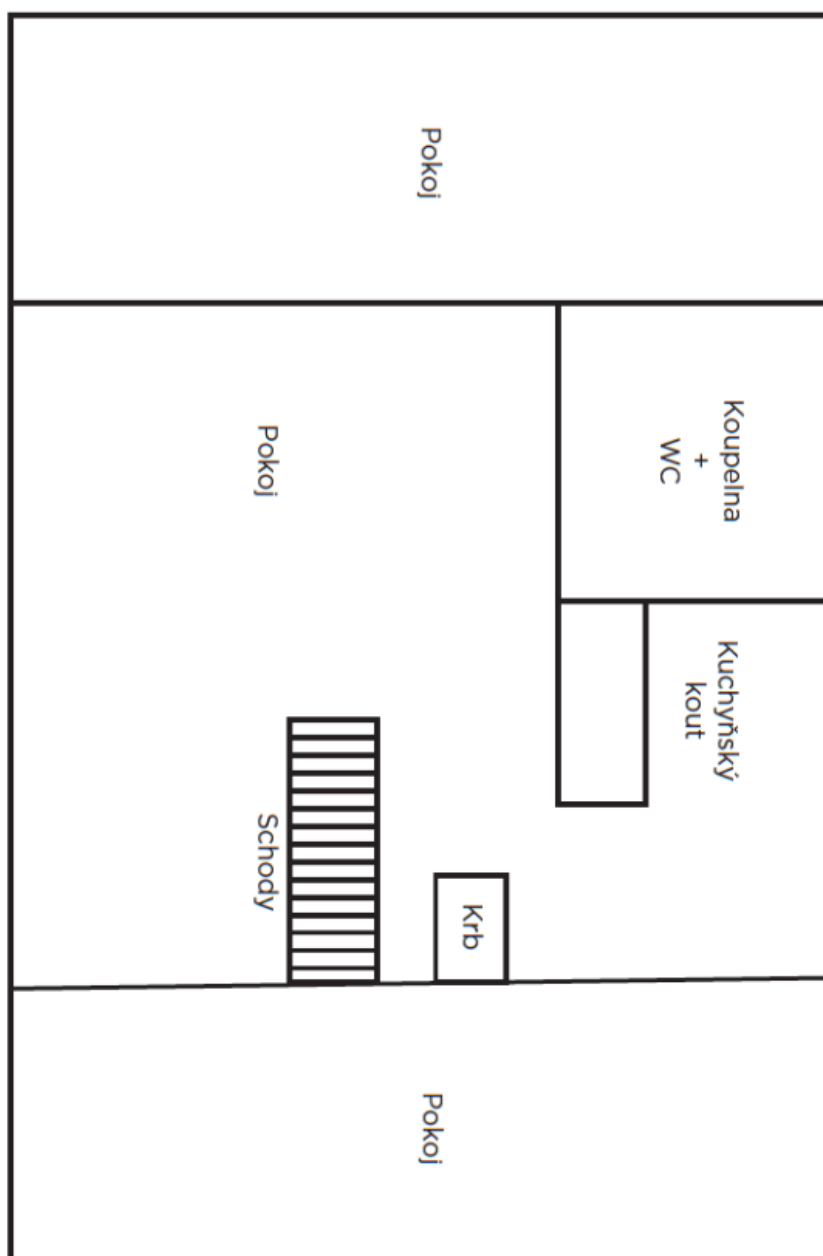




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1. Patro