

Retail space Studio (1+kk)

€ 159 760 | CZK 3 990 000

44 m², Prachatice, Volary, Chlum



Šumavský ráj

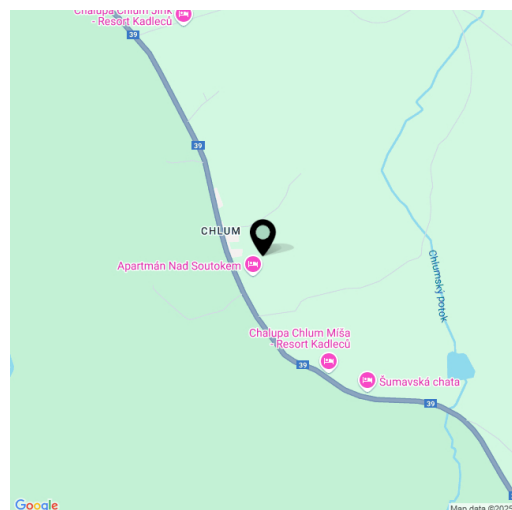


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Total area	44 m ²
Parking	Outdoor parking space
PENB	B
Reference number	107946



A private wellness area with a sauna and a salt wall is part of the **ŠUMAVSKÝ RÁJ** mountain residence, offering future owners privacy and perfect relaxation in the heart of the stunning **Šumava** nature.

The private wellness area is located on the ground floor of the mountain residence. It includes a **dry sauna**, a relaxation room, a bathroom with a shower and refreshing bucket, a small kitchenette, and a **terrace** with an outdoor shower. The **salt wall**, which is located not only in the sauna but also in the relaxation zone, has beneficial effects on health and immunity, offering a stunning view of the **peaceful forests and vast Šumava plains**. The charming scenery enhances the feeling of tranquility and perfect relaxation.

The non-residential space includes one **outdoor parking space**. The common areas of the building are monitored by a **CCTV system** with video recording.

The quiet village of **Chlum u Volary**, located at the very edge of the **Šumava National Park**, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh peat bog** or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

The unit is approved as a non-residential unit.

Floor area 32.84 m², terrace 11 m².

Šumavský ráj

Nebýtový prostor

SAUNA

1 NP | ground floor

1 + KK | studio

- | | | |
|---|---------------------|----------------------|
| 1 | Hala Hallway | 4,24 m ² |
| 2 | Koupelna Bathroom | 3,24 m ² |
| 3 | Sauna Sauna | 24,35 m ² |

Užitná plocha | Usable area

31,83 m²

Podlahová plocha | Floor area

32,84 m²4

11,00 m²

Celková plocha | Total area

43,84 m²

Způsob výpočtu podlahové plochy je stanoven v souladu s nariadením vlády č. 586/2013 Sb.
Tento výkres byl zpracován pro marketingové účely.

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04. 04. 2025, 09:45