



## House Nine-bedroom (10+1)

427 m², Český Krumlov, Přední Výtoň

Ask for price





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|                  |                     |
|------------------|---------------------|
| Plot             | 2 514 m²            |
| Foot print       | 299 m²              |
| Garden           | 2 215 m²            |
| Parking          | Parking on the plot |
| Cellar           | -                   |
| PENB             | C                   |
| Reference number | 105355              |

This four-story family house situated on the eastern shore of the Lipno Reservoir near the village of Přední Výtoň offers uninterrupted views of the water, a private boat dock, and a private sandy beach. The surrounding nature, part of the Šumava Protected Landscape Area, is perfect for enjoying summer and winter activities alike. Additionally, the well-maintained plot of over 2,500 m² offers various leisure opportunities, whether you prefer relaxing in the wellness zone or outdoor seating by the campfire.

The entire complex consists of **6 full-size apartments** in 2 buildings 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)

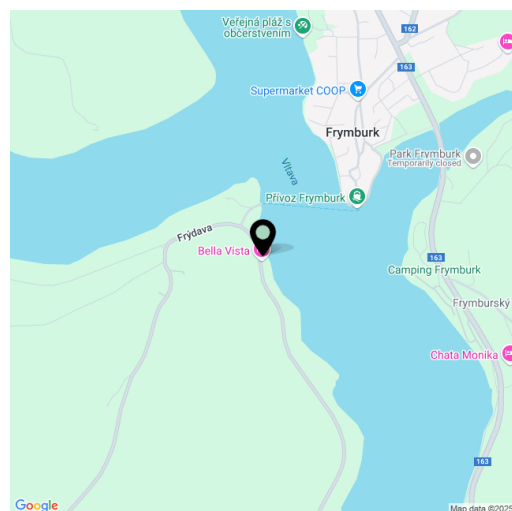
### Reception

- 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**, wooden **large-format Euro windows** and exposed **beams** tastefully decorate the interior with natural materials. The superior apartment on the 3rd floor is also equipped with a **custom-made kitchen** with granite worktops and **AEG** appliances, and **Villeroy & Boch** sanitary ware installed in the bathroom. The building is guarded by a security system.

**Přední Výtoň** is located on the southern bank of the **Lipno Dam**, a great starting point for trips to the ruins of Vítkův Hrádek, the settlement





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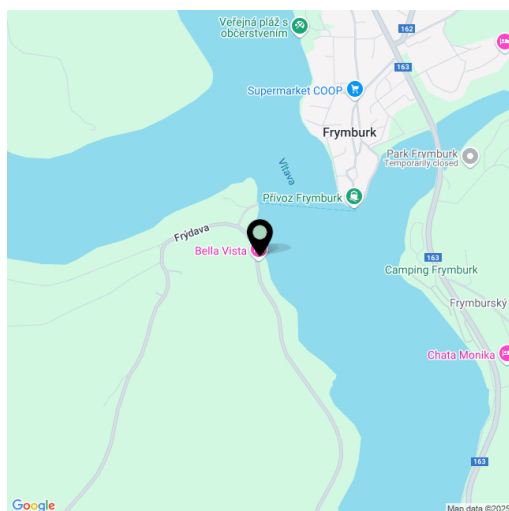
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of Svatý Tomáš, and a number of extinct Šumava villages. Only 8 km away, **Lipno nad Vltavou** is an ideal place for restaurants and unusual experiences such as the **Treetop Trail**, scooters for rent on a bike park or on a single track.

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



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Architectural floor plan of a two-story building. The plan shows a large central hall with a staircase, several rooms, and a kitchen area. Dimensions are provided for various sections. The plan is oriented with North at the top. The building is divided into two main sections by a central corridor. The left section contains a kitchen, a dining area, and a living area. The right section contains a large hall, a staircase, and several rooms. The plan is labeled with 'A' through 'E' along the top and '1' through '5' along the right side. The title 'B 39/271' is located at the bottom left.

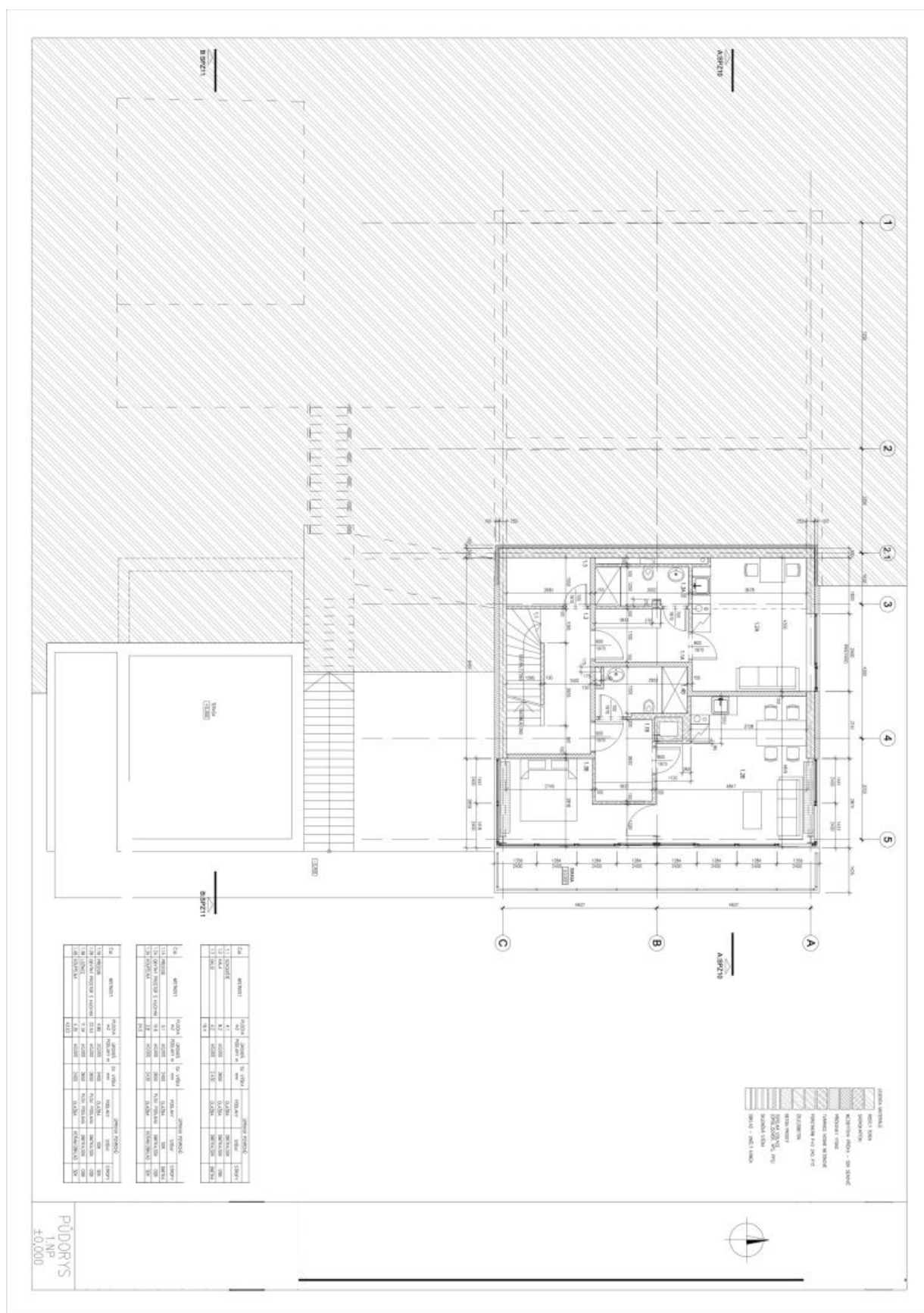
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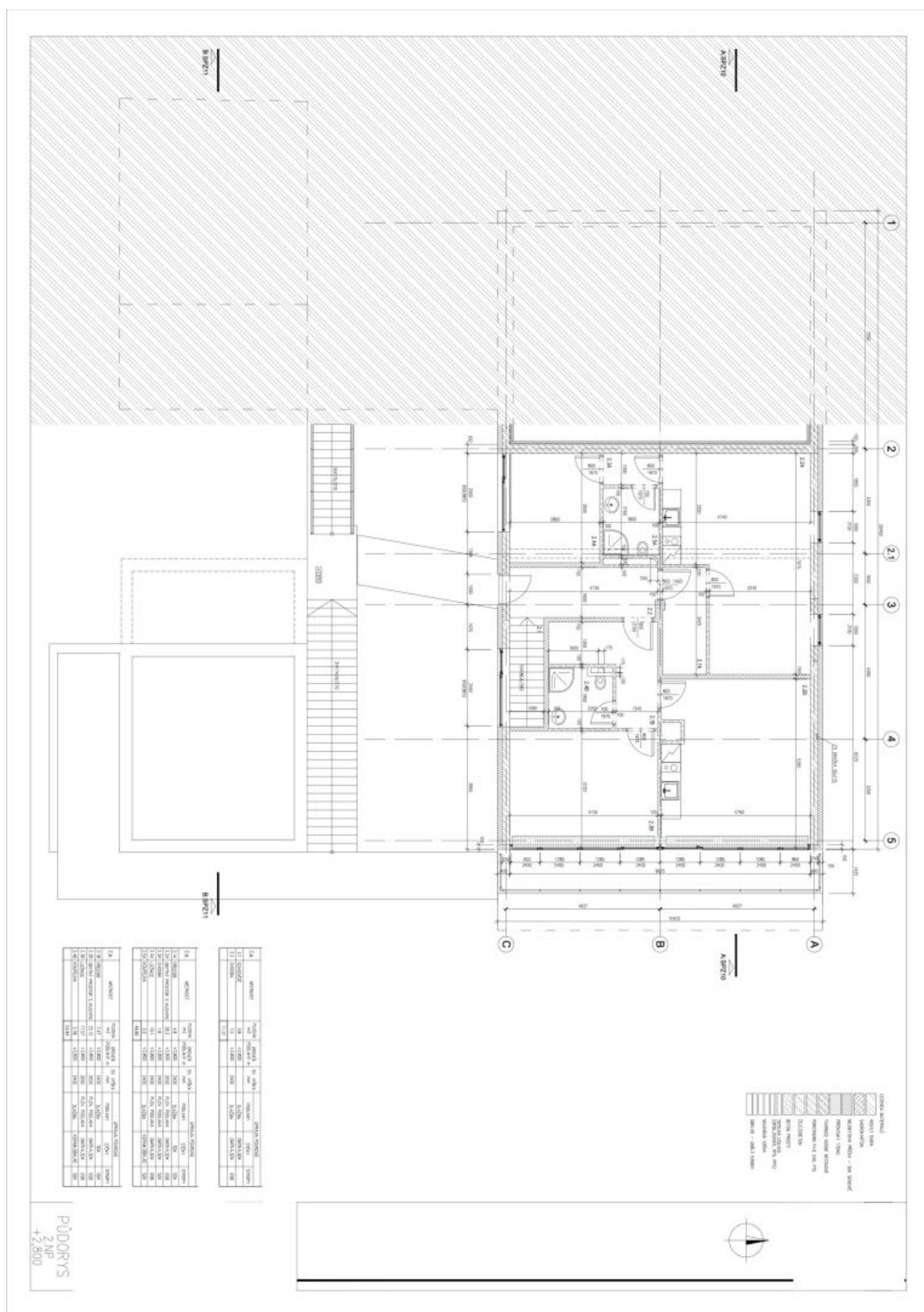




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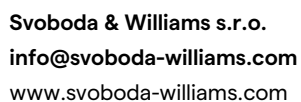
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