



House Three-bedroom (4+kk)

Sold

116 m², Prachatice, Vimperk, Zámek

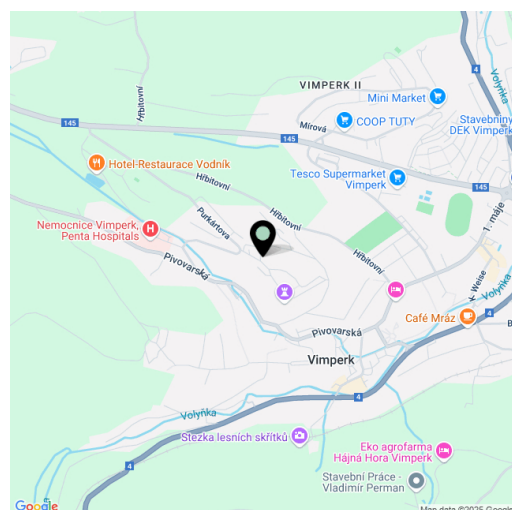




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Total area	116 m ²
Plot	148 m ²
Foot print	72 m ²
Garden	60 m ²
Floor area	99 m ²
Terrace	17 m ²
Parking	2 parking spaces, one with EV charging readiness
Cellar	-
PENB	B
Reference number	107870



Living in a peaceful area close to both nature and the town center is offered by this residential project, which is being developed in a former stable from 1841, originally part of the Vimperk Castle estate. It includes a stylish terraced house with a southwest-facing garden overlooking the castle park and 2 parking spaces, completed and approved in July 2025.

The entry level features a **more than 30-square-meter living room** with a preparation for a kitchen, a separate toilet, an entrance hall, a utility room with its own outdoor entrance, and storage space beneath the staircase leading to the upper floor. Upstairs, there are two bedrooms, multifunctional room (e.g. study, walk-in closet, or guest room), bathroom with shower and toilet, separate WC, and hallway. The living room connects directly to a **garden terrace**.

The building's history is reflected in the **vaulted ceilings** with **exposed brickwork** on the ground floor and exposed beams upstairs, while the remaining surfaces and fittings will be entirely modern. Standard features include **Velux triple-glazed skylights**, **wooden triple-glazed windows** with black frames on the ground floor, a **preparation for a fireplace**, vinyl floors, **underfloor heating** with individual zones in each room, a gas boiler, **air-conditioning**, and the **option to install solar panels**. The garden will include a **larch wood terrace** and a water connection. **Enhanced sound insulation** between the units ensures acoustic comfort indoors. The house comes with **two outdoor parking spaces**, one of which is prepped for EV charging.

This impressive, historically rich location lies next to **Vimperk Castle**. The building is surrounded by **mature greenery**, with the garden directly bordering the castle park. Nearby is an **arboretum** and the **deep forests** of Vodník Hill, as well as an **open-air summer theater** and a **sports and recreation area**. The town center, with a full range of necessary amenities, is just a 15-minute walk away, with schools and medical services also within easy reach.

Total area 116.15 m², (of which interior 99.4 m², terrace of 16.75 m²), garden 59.7 m², plot 148.45 m².



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Konírna Vimperk

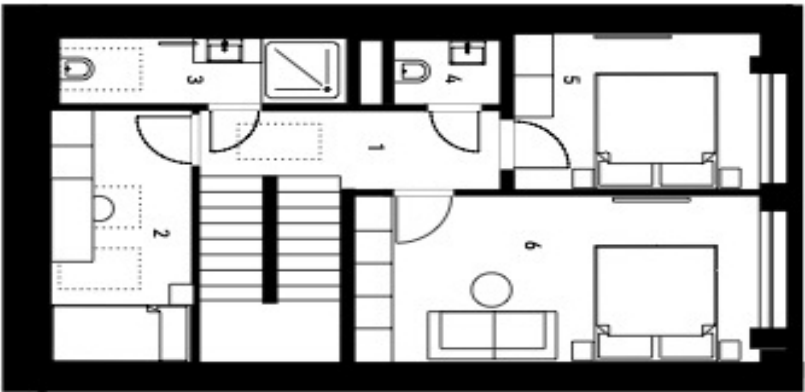
Rodinný dům | House 2

2. NP | 1st floor 4+kk | 3 bdrm

1	Hala Hallway	5,56 m²
2	Pokoј Room	8,80 m²
3	Koupelna Bathroom	4,75 m²
4	WC WC	1,69 m²
5	Pokoј Room	9,53 m²
6	Ložnice Bedroom	16,75 m²

Užitná plocha | Usable area 47,08 m²

Tento výkres byl zpracován pro marketingové účely.
Uvedené plochy jsou orientační a developer si vyhrazuje právo
na změnu po dokončení fasádního systému.
This drawing has been created for marketing purposes.
The areas indicated are approximate, and the developer reserves
the right to make changes after the completion of the facade system.



Situace na patře





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Konírna Vimperk

Rodinný dům | House 2

1. NP | ground floor 4+kk | 3 bdrn

- 1 Hala | Hallway 3,38 m²
- 2 Tech. místnost | Tech. room 4,57 m²
- 3 WC | WC 1,61 m²
- 4 Hala | Hallway 5,03 m²
- 5 Sklad | Storage room 4,99 m²
- 6 Obývací pokoj | Living room 31,77 m²

Užitná plocha | Usable area 51,35 m²
Užitná pl. celkem | Total usable area 98,43 m²

- 7 Terasa | Terrace 16,75 m²
- 8 Zahrada | Garden 59,65 m²

Celková plocha | Total area 174,83 m²

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