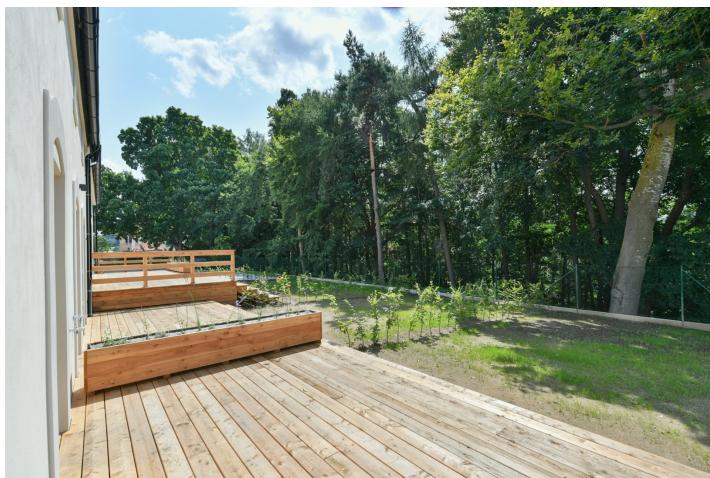




## House Three-bedroom (4+kk)

€ 320 460 | CZK 7 800 000

114 m<sup>2</sup>, Prachatice, Vimperk, Zámek



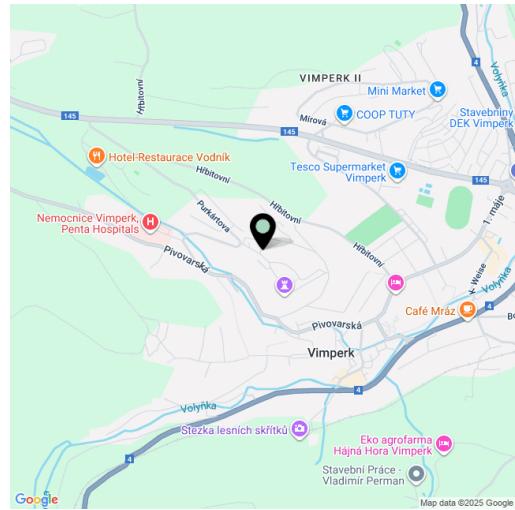


## House Three-bedroom (4+kk)

€ 320 460 | CZK 7 800 000

114 m<sup>2</sup>, Prachatice, Vimperk, Zámek

Total area	114 m <sup>2</sup>
Plot	152 m <sup>2</sup>
Foot print	71 m <sup>2</sup>
Garden	63 m <sup>2</sup>
Floor area	95 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Parking	2 parking spaces, one with EV charging readiness
Cellar	-
PENB	B
Reference number	108724



**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 **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, **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 property 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 113.74 m<sup>2</sup> (of which interior of 95 m<sup>2</sup>, terrace of 18.74 m<sup>2</sup>), garden 62.7 m<sup>2</sup>, plot 152.44 m<sup>2</sup>.



## House Three-bedroom (4+kk)

€ 320 460 | CZK 7 800 000

114 m<sup>2</sup>, Prachatice, Vimperk, Zámek

### Konírna Vimperk

Rodinný dům   House		5
2. NP   1st floor	4+kk   3 bdrm	
1	Hala   Hallway	7,91 m <sup>2</sup>
2	Pokoj   Room	10,59 m <sup>2</sup>
3	Koupelna   Bathroom	4,04 m <sup>2</sup>
4	Ložnice   Bedroom	12,17 m <sup>2</sup>
5	Pokoj   Room	8,57 m <sup>2</sup>
6	WC   WC	1,85 m <sup>2</sup>

Užitná plocha | Usable area 45,13 m<sup>2</sup>



Síluace na palce



EXKLUSIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION  
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 FAÇADE SYSTEM.





## House Three-bedroom (4+kk)

€ 320 460 | CZK 7 800 000

114 m<sup>2</sup>, Prachatice, Vimperk, Zámek

### Konírna Vimperk

#### Rodinný dům | House

5

1. NP | ground floor

4+kk | 3 bdrm

1	Hala   Hallway	5,37 m <sup>2</sup>
2	Tech. místnost   Tech. room	4,71 m <sup>2</sup>
3	Hala   Hallway	4,61 m <sup>2</sup>
4	Sklad   Storage room	2,75 m <sup>2</sup>
5	WC   WC	1,94 m <sup>2</sup>
6	Obývací pokoj   Living room	30,47 m <sup>2</sup>

Užitná plocha | Usable area

49,85 m<sup>2</sup>  
Užitná pl. celkem | Total usable area  
94,98 m<sup>2</sup>

7 Terasa | Terrace  
8 Zahradá | Garden

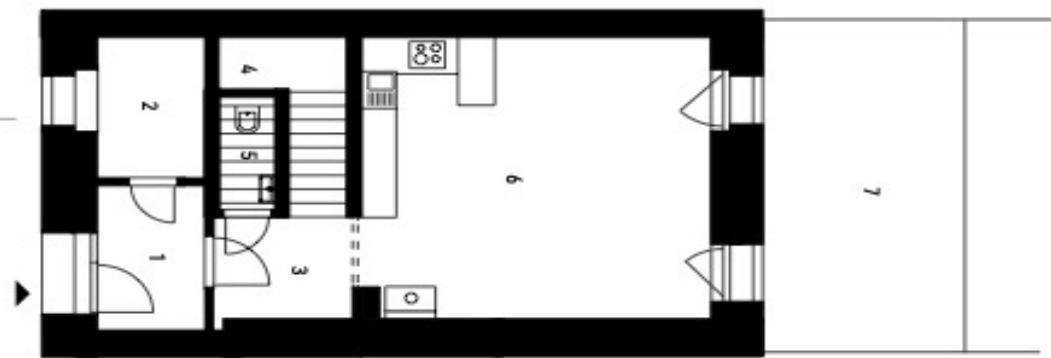
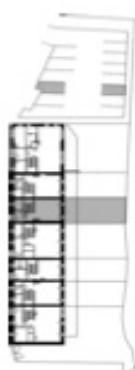
18,74 m<sup>2</sup>  
62,69 m<sup>2</sup>

Celková plocha | Total area

116,41 m<sup>2</sup>

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.



EXKLUSIVNÍ ZASTOUVENÍ  
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE