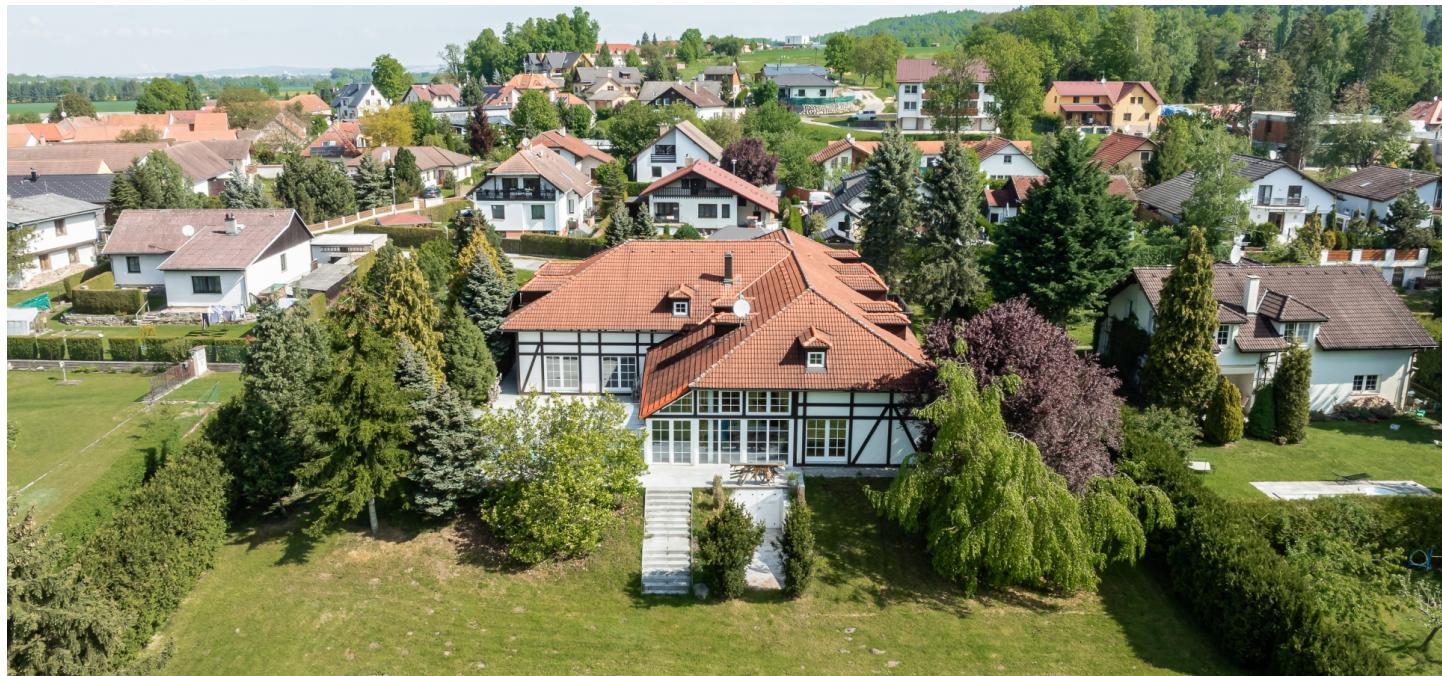




House Four-bedroom (5+kk)

750 m², České Budějovice, Play

Ask for price

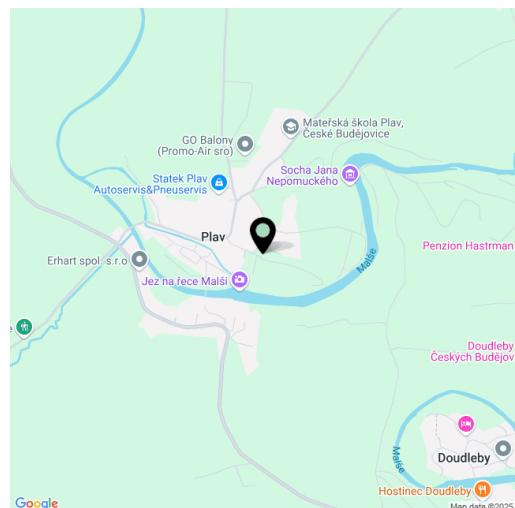




House Four-bedroom (5+kk)

Ask for price750 m², České Budějovice, Plav

Plot	4 087 m ²
Foot print	445 m ²
Garden	3 642 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	F
Reference number	108990



The generously designed interior of this family villa with 3 separate apartments provide high-standard living with the option of relaxation by the pool, sauna, and winter garden, or on the terrace with a view of the mature ornamental garden. It stands on an extensive plot bordered by the Malše River in a quiet residential area of the village of Plav, approximately 10 kilometers south of České Budějovice.

On the ground floor of the two-story house, there is the main social area, which connects to the **winter garden** and terrace with a covered **pool**. Additionally, there is a **wellness zone** with a sauna, massage room, and facilities, a garage, a spacious entrance hall, a toilet, a storage room, and a separate residential unit:

- a 1-bedroom apartment with a bathroom featuring both a bathtub and shower, and a second entrance to the winter garden

An open staircase leads to the upper floor, where there are 2 bedrooms with a shared **terrace** and 2 separate apartments:

- a 2-bedroom apartment with a bathroom with a shower and access to the **terrace**
- a 1-bedroom apartment with a bathroom featuring a corner bathtub and passage to the **winter garden**.

The house was completely renovated in 2021, including all structural elements, wiring, floors, and bathrooms. Facilities include **wooden floors**, fully equipped kitchen with built-in appliances, a **wood-burning stove**, and **underfloor heating** connected to an electric boiler.

The village of **Plav** is only a few minutes' drive from the center of České Budějovice and offers an ideal combination of a quiet rural setting with quick access to urban infrastructure. Due to its location by the **Malše River** and near forests, the area is particularly popular with canoeists, hikers, and cyclists. The village provides basic amenities, including a grocery store, a kindergarten, a children's playground, and a restaurant, with a full range of services available in the nearby district town.

Total area 750 m², built-up area 445 m², garden 3,642 m², plot 4,087 m².



House Four-bedroom (5+kk)

750 m², České Budějovice, Plav

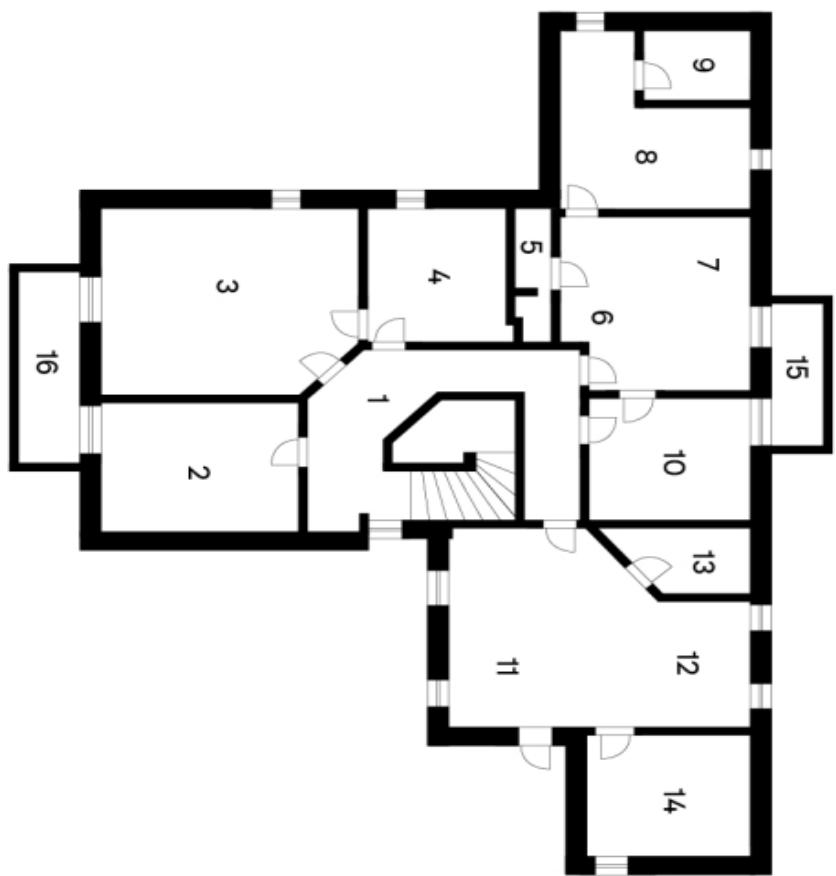
Ask for price

Plav 100

Rodinný dům 5+kk

2. NP

1 Chodba
2 Pokoj
3 Pokoj
4 Koupelna
5 Koupelna
6 Kuchyně
7 Pokoj
8 Ložnice
9 Šatna
10 Ložnice
11 Obytný prostor
12 Kuchyně
13 Koupelna
14 Pokoj
15 Terasa
16 Terasa





House Four-bedroom (5+kk)

750 m², České Budějovice, Play

Ask for price

Play 100

Rodinný dům 5+kk

1. NP

