



House Seven-bedroom (8+kk)

393 m², Český Krumlov, Přední Výtoň

€ 1 088 743 | CZK 26 500 000



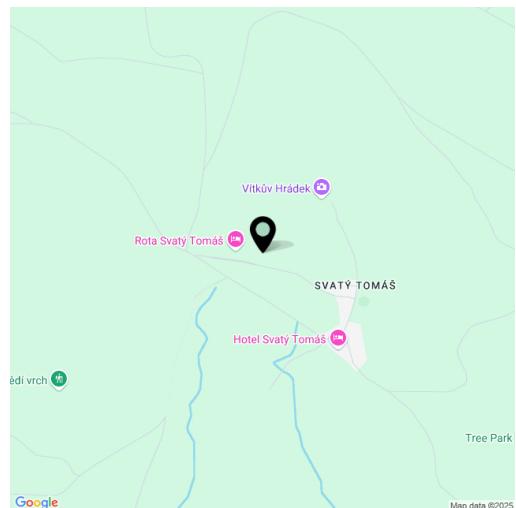


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Total area	393 m ²
Plot	3 261 m ²
Foot print	251 m ²
Garden	3 010 m ²
Floor area	374 m ²
Terrace	19 m ²
Parking	Garage for 3 cars
Cellar	-
PENB	B
Reference number	109583



Beautifully located by a forest, just 4 km from the shores of Lake Lipno and directly below the ruins of Vítkův Hrádek castle, stands this newly built energy-efficient house with a private pond. Suitable for both family living and use as a guesthouse, the property is located in the 1st zone of the Šumava Protected Landscape Area at an altitude of 975 meters above sea level, offering complete privacy, peace, and a clean environment free of light and noise pollution. The town of Lipno nad Vltavou, with a full infrastructure and recreational amenities, is just 14 km away.

The layout of this three-story house with no basement includes a main living area with a kitchen, a dining area, and access to a **covered south-facing terrace**, 8 separate rooms, and 4 bathrooms (one of which is equipped with a **Finnish sauna**). A second terrace on the north side of the house serves as a wood storage area.

Wooden windows and natural stone cladding on the façade highlight the traditional mountain style of the house, which is also reflected in the interiors. Underfloor heating, controlled remotely and powered by a heat pump, is installed on the ground and first floors. A **Jotul wood-burning stove** also provides heating. The property has a private borehole supplying **high-quality spring water**, and wastewater is managed via a 12 m³ septic tank. The house is monitored by a camera system and is pre-wired for a security system.

On the **3,261 m² plot**, there is also a two-story insulated cottage with electricity and a Jotul wood stove, as well as a **lockable garage for 3 cars** with storage rooms and a utility area on the lower level. Additional parking for 3–4 cars is available on the property or by the access road, which is maintained year-round by the municipality. The **landscaped garden**, adorned with a variety of flora and decorative stone elements, features a **spring-fed swimming pond** that is cleaned throughout the year.

The historic village of **Svatý Tomáš** offers a renovated church, a wellness hotel, a restaurant, and a snack bar. A viewpoint with breathtaking Alpine panoramas is just a short walk from the house. In nearby Lipno nad Vltavou, you'll find a full range of amenities and numerous attractions for families, including a **treetop walkway**, water sports, bike trails, ski slopes, ice skating, and cross-country ski tracks. The **Hochficht ski resort** is 40 km away, and Prague is reachable by car in approximately 2.5 hours.

Interior floor area 348 m²; terraces 19 m² and 10 m²; guest house 26 m²; garage: 53 m²; built-up area 251 m²; garden



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