



House Seven-bedroom (8+kk)

€ 1 088 743 | CZK 26 500 000

393 m², Český Krumlov, Přední Výtoň





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Total area	393 m²
Plot	3 261 m²
Foot print	251 m²
Garden	3 010 m²
Floor area	374 m²
Terrace	19 m²
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.

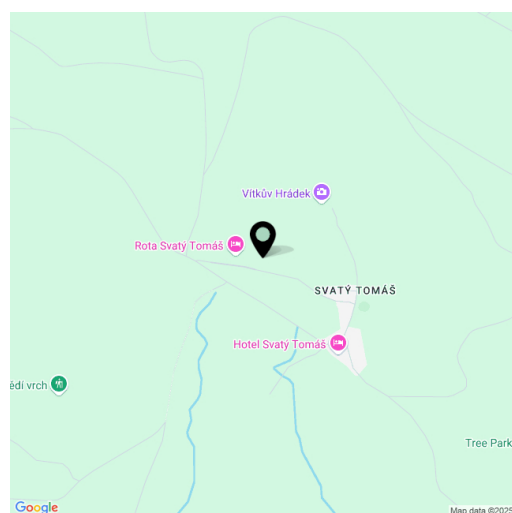
The layout of this three-story house with no basement includes a main living area with a kitchen, a dining area, and access to a **covered south-facing terrace**, 8 separate rooms, and 4 bathrooms (one of which is equipped with a **Finnish sauna**). A second terrace on the north side of the house serves 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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3,010 m²; land 3,261 m².

