



## Land

1 445 m<sup>2</sup>, Český Krumlov, Vyšší Brod

€ 443 714 | CZK 10 800 000





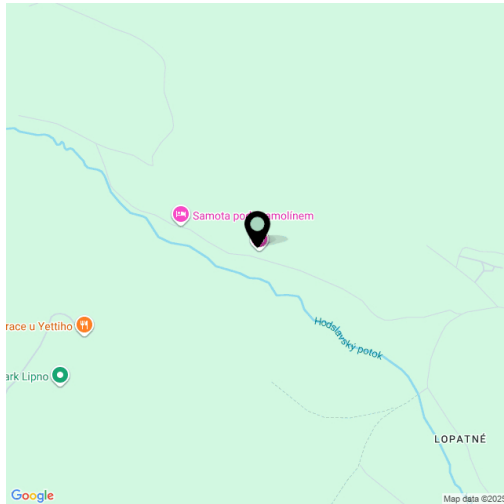


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Price per sq. m.	7 474 CZK
Total area	1 445 m²
Land type	Housing
Reference number	110348



This building plot, measuring 1,445 m<sup>2</sup>, is located in a unique spot in the Šumava region, in a semi-secluded area close to a ski resort, the Lipno Reservoir, and the Tree Top Walk, yet completely away from the tourist routes.

The plot is accessible via a paved road and is suitable for building a private holiday home or a small apartment. A **building permit** has already been issued, and a house can be constructed either as a **self-sufficient off-grid property** or connected to **utilities**, which are within reach (electricity approx. 300 m). Water is provided by a private well, and wastewater is handled by a domestic treatment plant.

This listing represents a solid investment in a developing area. The **Lipno Ski Resort** is just 450 m away, the **Lipno Reservoir** is less than 4 km, and the **Tree Top Walk** is within sight. The plot is located in a completely peaceful and private setting, on a **meadow** directly adjacent to the **forest**. A newly built holiday home stands on the neighboring plot; otherwise, there is no nearby development. Shops, restaurants, and other services are available in Vyšší Brod and Lipno nad Vltavou, and **Český Krumlov** is also within easy reach.

Total plot area 1,445 m<sup>2</sup>.