



## House Four-bedroom (5+kk)

325 m<sup>2</sup>, Český Krumlov, Malšíň

€ 1 006 163 | CZK 24 490 000



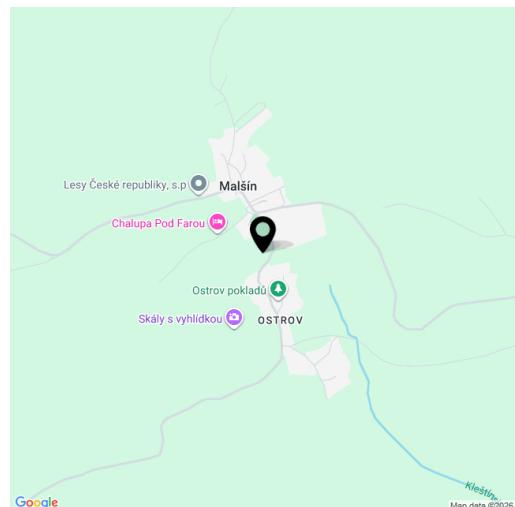


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Total area	325 m <sup>2</sup>
Plot	3 012 m <sup>2</sup>
Foot print	140 m <sup>2</sup>
Garden	2 872 m <sup>2</sup>
Floor area	223 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	Covered parking space for 2 cars
Cellar	20 m <sup>2</sup>
PENB	B
Reference number	111692



**This new build energy-efficient family house with a partial basement and a designer interior offering breathtaking views of the surrounding mountain scenery of the Šumava Mountains and the Alps is situated on a large plot in a small village in the heart of the "Šumava wilderness," while still within easy reach of the "Lipno Riviera." The location represents an ideal base for downhill skiing, with the Lipno and Sternstein ski resorts particularly easily accessible, both approximately 20 kilometers away.**

The house spans three floors. The central heart of the home is the spacious living room with an adjoining dining area, kitchen, and a glazed HS sliding door opening onto a large, sunny terrace. The property also includes four bedrooms, three bathrooms, two walk-in closets, an entrance hall, a laundry room, and a technical room located in the basement.

Completed in autumn 2025, the house features **cutting-edge modern technologies**, including a smart home system, a security system with six cameras, motion sensors, smoke detectors, and a connection to a central monitoring service, a **Tesla Wallbox** charging station, a NIBE heat pump, and a preparation for a photovoltaic system with battery storage. Underfloor heating runs throughout, complemented in the living room by a **handcrafted tiled stove**. The kitchen is equipped with Bosch appliances, and the **designer bathrooms** feature Villeroy & Boch and Laufen sanitary ware with Kludi fittings. Oak floors, **frameless Sapeli interior doors**, and wooden triple-glazed windows with exterior **aluminum blinds** complete the interior. The eco-friendly, energy-efficient house is clad in **Siberian larch wood**, connected to the local water supply, with wastewater managed via a three-chamber septic tank with domestic wastewater treatment. A 6 m<sup>3</sup> rainwater retention tank is also included. Covered parking for **two cars** is available on the property.

The location is exceptionally peaceful, with clean air and **virtually no light pollution**, situated at approximately **800 meters above sea level**, offering views extending to the **Alps** on clear days. Essential services such as shops, schools, and medical facilities are within a 10-minute drive, while a wider selection of services is available in nearby Vyšší Brod or **Lipno nad Vltavou**. Larger supermarkets can be found in **Bad Leonfelden**, Austria, and a variety of restaurants are available in nearby Frymburk. Český Krumlov, with its cultural attractions, is also within easy reach. **Water sports** enthusiasts and **winter skating fans** will appreciate the proximity of the **Lipno Reservoir**, while the surrounding area offers extensive opportunities for skiing, cross-country skiing, hiking, and cycling. The house is approximately two hours from the outskirts of Prague via the D3 highway.



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Total area 325.47 m<sup>2</sup>, built-up area 140 m<sup>2</sup>, garden 2,872 m<sup>2</sup>, plot 3,012 m<sup>2</sup>.

