



House Thirteen-bedroom (14+1)

€ 1 896 691 | CZK 47 000 000

581 m², Český Krumlov, Lipno nad Vltavou



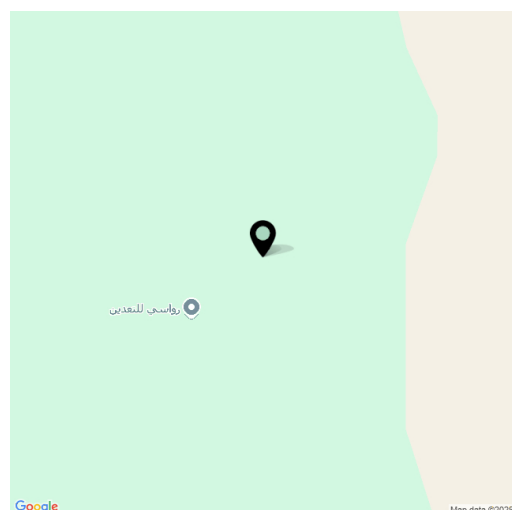


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Total area	581 m ²
Plot	9 871 m ²
Foot print	383 m ²
Floor area	489 m ²
Terrace	69 m ²
Parking	Garage, carport and a spacious parking lot (approx. 450 m ²)
Garage	23 m ²
Cellar	-
PENB	B
Reference number	102415



A unique opportunity to own a former gamekeeper's lodge from the mid-19th century, where a meticulous renovation has created four premium apartments offering modern-day comfort without compromising the building's original historic character. The property sits on a plot of approximately 1 hectare in an excellent secluded location, just 270 meters from the beach of the Lipno Reservoir.

The building consists of 4 separate apartments (3 apartments and 1 semi-residential unit); 2 units have a layout of 2-bedroom, 2 units are duplex 3-bedroom, and the area of each apartment is **over 100 m²**. Some units include a **terrace**.

The building has been **completely reconstructed**, perfectly insulated, and thermally protected, thereby meeting the **parameters of an energy-efficient building, class B**. Casement windows and Euro windows, window sills, parquet floors, ceiling tiles, and entrance doors are made of **oak**, and all glass on the ground floor is **safety** glass. Facilities include an **HD camera system**, smoke detectors, an alarm system, **basalt paving**, oak kitchens equipped with **AEG and SMEG** appliances, **ceramic switches** and **sockets**, **designer light fixtures**, and a restored large **American stove**. Heating is provided by a **heat pump** (5 boreholes of 120 m each), and underfloor heating is installed throughout the building, including in the garage. The building has 2 water sources (potable water from a well and outdoor utility water from a spring above the building). The terraces are made of **oak beams**, and the stone slabs are from **old Austrian granite**. The building includes a **spacious parking lot** (approximately 450 m²) paved with **yellow granite**. The plot also features a pond of **approximately 400 m²**, fed by lower springs. The plot is **completely fenced** with a wooden larch fence. The access road is asphalted.

The location is characterized by **tranquility and calm**, with only a road with a no-entry prohibition running by the building. Nothing can be built in the surroundings, as the **Šumava Protected Landscape Area** and a **bird reserve** are located here. The popular recreational resort Lipno nad Vltavou is a 10-minute drive away, the Austrian **Bad Leonfelden** spa town is 20 minutes away, and the **Hochficht ski area** is 35 minutes away. The ferry to Frymburk is 3 minutes from the building.

Usable area 581.2 m², of which the terraces account for 68.7 m² and the garage 23.4 m²; built area is 383 m², and the plot is 9,871 m².