



## House Nine-bedroom (10+1)

€ 1 974 598 | CZK 49 750 000

620 m<sup>2</sup>, Český Krumlov, Přední Výtoň, Frýdava





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Plot	9 871 m <sup>2</sup>
Parking	Garage, carport and a spacious parking lot (approx. 450 m <sup>2</sup> )
Garage	Yes
Cellar	-
PENB	B
Reference number	102415

**Unique offer of a former gamekeeper's house from the middle of the 19th century that has been meticulously reconstructed and now offers an above-standard living space with contemporary comforts that don't disturb the original historical character of the building. The plot of land with a size of approx. 1 ha has an excellently secluded location, only about a 3-minute walk from the Lipno Dam.**

The house is divided into **5 separate apartments**, a **garage**, common areas (billiard room, kitchen), and a utility room.

It was **completely renovated** in 2020 and 2022–23. The house is perfectly insulated, thanks to which it meets the parameters of a **very energy-efficient building**. Casement windows, window sills, parquet floors, cassette and entrance doors are **oak**, and all glass surfaces on the ground floor are **safety**. Facilities include an **HD camera system**, smoke detectors, an alarm system, basalt tiles, and kitchens equipped with **AEG and SMEG** appliances. **KatyPaty ceramic switches** and sockets, **Il Fanale (Flamant outdoor) light fixtures**, a restored large **American stove** and an extra large **Defiant stove** add style to the interior. Equipment is **new, unused, and partially included in the price** (for more information, please contact our office). The house is heated by a heat pump (5 boreholes of 120 m), and the entire house including the garage has underfloor heating. The house has **2 sources of water** (potable from a water well and outdoor utility from a spring above the house). Terraces made of oak beams and stone slabs are made of **old Austrian granite**. The house includes a **spacious parking lot** (approx. 450 m<sup>2</sup>) paved with yellow granite. On the property is a **pond** of approx. **400 m<sup>2</sup>** fed by **abundant lower springs**. The plot is **completely fenced** with a wooden fence made of larch, partly with a sub-basement. The access road is asphalt. Option to **ensure final adjustments** according to the future owner's wishes.

The place is unbelievably **quiet and peaceful**, and the house is only accessed by a road with no public entry. Nothing can be built in the vicinity as there is a **protected area and a bird reserve**. This beautiful place is part of Frýdava, which is located opposite the town of Frymburk accessible by **ferry**. In winter, it is possible to use the surrounding **cross-country trails**, the nearby ski areas, or the **Lipno ice highway**.

Usable area 620 m<sup>2</sup>, built-up area 383 m<sup>2</sup>, plot 9,871 m<sup>2</sup>.

