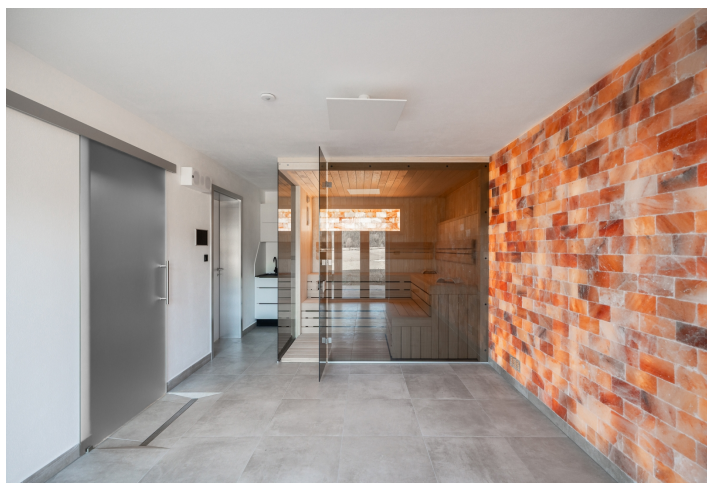# svoboda&williams

Retail space Studio (1+kk)

44 m², Prachatice, Volary, Chlum

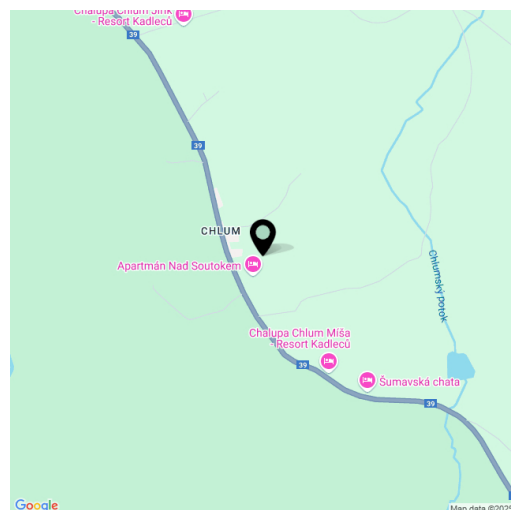**€ 160 177 | CZK 3 990 000**

Šumavský ráj

Retail space Studio (1+kk)

44 m², Prachatice, Volary, Chlum

€ 160 177 | CZK 3 990 000

Total area	44 m²
Parking	Outdoor parking space
PENB	B
Reference number	107946

A private wellness area with a sauna and a salt wall is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners privacy and perfect relaxation in the heart of the stunning Šumava nature.

The private wellness area is located on the ground floor of the mountain residence. It includes a **dry sauna**, a relaxation room, a bathroom with a shower and refreshing bucket, a small kitchenette, and **a terrace** with an outdoor shower. The **salt wall**, which is located not only in the sauna but also in the relaxation zone, has beneficial effects on health and immunity, offering a stunning view of the **peaceful forests and vast Šumava plains**. The charming scenery enhances the feeling of tranquility and perfect relaxation.

The non-residential space includes one **outdoor parking space.** The common areas of the building are monitored by **a CCTV system** with video recording.

The quiet village of **Chlum u Volar**, located at the very edge of the Šumava National Park, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh peat bog** or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

The unit is approved as a non-residential unit.

Floor area 32.84 m², terrace 11 m².

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Retail space Studio (1+kk)

44 m², Prachatice, Volary, Chlum

€ 160 177 | CZK 3 990 000

Šumavský ráj

Nebytový prostor

1 NP | ground floor

SAUNA

1+kk | studio

1	Hala	Hallway	4,24 m²
2	Koupelna	Bathroom	3,24 m²
3	Sauna	Sauna	24,35 m²
	Užitná plocha	Usable area	31,83 m²
	Podlahová plocha	Floor area	32,84 m²
4	Terasa	Terrace	11,00 m²
	Celková plocha	Total area	43,84 m²

Způsob výpočtu podlahové plochy je stanoven v souladu s nařízením vlády č. 366/2013 Sb. Tento výkres byl zpracován pro marketingové účely.

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