



## House Three-bedroom (4+kk)

€ 637 546 | CZK 15 690 000

205 m², České Budějovice, Jílovce, Šalmanovice





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Total area	205 m²
Plot	2 593 m²
Floor area	112 m²
Terrace	39 m²
Parking	Garage for 2 cars
Garage	54 m²
Cellar	-
PENB	B
Reference number	108569

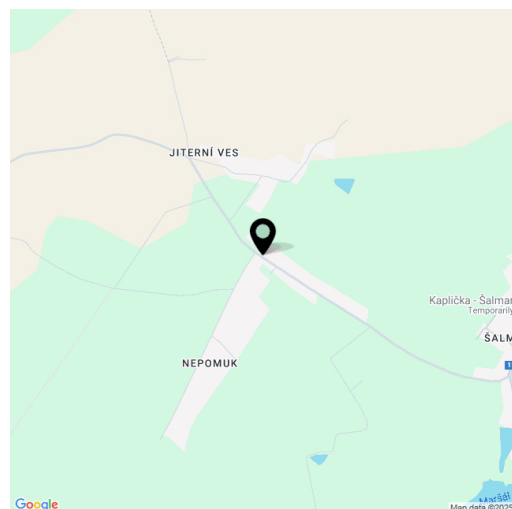
This premium-equipped new-build passive house suitable for both permanent living and recreation stands on a spacious flat plot in a quiet and scenic location in the small village of Šalmanovice. The village lies by the edge of the Třeboňsko Protected Landscape Area, known for its forests and ponds, approximately 25 minutes by car from the outskirts of České Budějovice and the Austrian border.

The practical layout consists of an airy living space of 44 m² including a living room with a dining area and open plan kitchen, a master bedroom with an en-suite bathroom, two further bedrooms, a central bathroom with a bathtub, shower, and separate toilet, an entrance hall, and a utility room with a connection for a washing machine and dryer. Adjacent to the living area and two bedrooms is a southwest-facing covered terrace leading into the garden. From the windows and garden, there are views of the surrounding countryside with the Novohradské Mountains rising on the horizon.

The timber structure was approved in 2022, and the interior was designed by an Italian designer. The heated floors are oak and tiled, the large-format wooden windows have security glass and are shaded with interior textile blinds or curtains. The kitchen, sensitively incorporated into the living space, is by Hanák; the area with a soapstone fireplace stove is open to the roof. Thanks to the passive building parameters, solar panels on the roof, and a heat exchanger in the fireplace stove, the house has very low operating costs. On the plot stands a separate small house with a sauna offering views of the surrounding landscape, shower, and toilet. There is also a preparation for a summer kitchen with seating. The spacious garage offers parking for two cars and storage. The plot is grassed and prepared for establishing a garden.

The location of the house is ideal for those seeking peace and privacy. Directly from the house, you can set out on a bike path or hiking trail leading to the forests of the Třeboň region; about 10 km away are the romantic meanders of the Lužnice River. All civic amenities are within good driving distance. A kindergarden and elementary school, grocery store, or post office are 3 minutes away by car; other services are available in Třeboň. České Budějovice can be reached not only by car but also comfortably by train from a nearby station.

Total area 204.90 m² (including usable house area of 112 m², terrace 38.90 m², separate double garage approx. 54 m²), separate sauna house approx. 29 m², garden 2,318 m², plot 2,593 m².





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