



## House Four-bedroom (5+kk)

750 m², České Budějovice, Plav

Ask for price







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Plot	4 087 m²
Foot print	445 m²
Garden	3 642 m²
Parking	Yes
Garage	Yes
Cellar	-
PENB	F
Reference number	108990

The generously designed interior of this family villa with 3 separate apartments provide high-standard living with the option of relaxation by the pool, sauna, and winter garden, or on the terrace with a view of the mature ornamental garden. It stands on an extensive plot bordered by the Malše River in a quiet residential area of the village of Plav, approximately 10 kilometers south of České Budějovice.

On the ground floor of the two-story house, there is the main social area, which connects to the **winter garden** and terrace with a covered **pool**. Additionally, there is a **wellness zone** with a sauna, massage room, and facilities, a garage, a spacious entrance hall, a toilet, a storage room, and a separate residential unit:

- a 1-bedroom apartment with a bathroom featuring both a bathtub and shower, and a second entrance to the winter garden

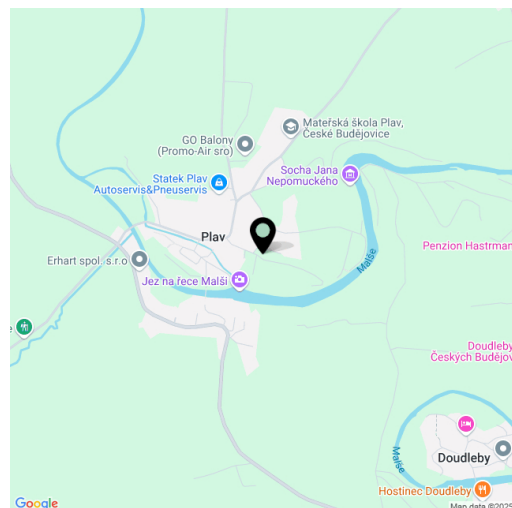
An open staircase leads to the upper floor, where there are 2 bedrooms with a shared **terrace** and 2 separate apartments:

- a 2-bedroom apartment with a bathroom with a shower and access to the **terrace**
- a 1-bedroom apartment with a bathroom featuring a corner bathtub and passage to the **winter garden**.

The house was completely renovated in 2021, including all structural elements, wiring, floors, and bathrooms. Facilities include **wooden floors**, fully equipped kitchen with built-in appliances, a **wood-burning stove**, and **underfloor heating** connected to an electric boiler.

The village of **Plav** is only a few minutes' drive from the center of České Budějovice and offers an ideal combination of a quiet rural setting with quick access to urban infrastructure. Due to its location by the **Malše River** and near forests, the area is particularly popular with canoeists, hikers, and cyclists. The village provides basic amenities, including a grocery store, a kindergarten, a children's playground, and a restaurant, with a full range of services available in the nearby district town.

Total area 750 m², built-up area 445 m², garden 3,642 m², plot 4,087 m².





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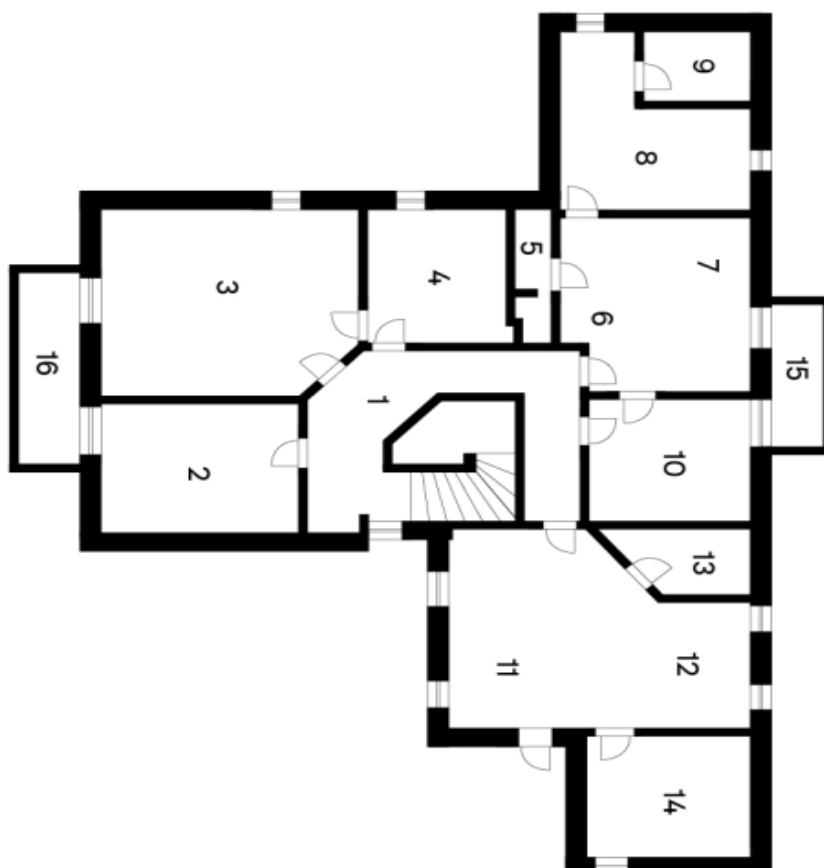
Ask for price

Plav 100

Rodinný dům 5+kk

2. NP

- 1 Chodba
- 2 Pokoj
- 3 Pokoj
- 4 Koupelna
- 5 Koupelna
- 6 Kuchyně
- 7 Pokoj
- 8 Ložnice
- 9 Šatna
- 10 Ložnice
- 11 Obýtný prostor
- 12 Kuchyně
- 13 Koupelna
- 14 Pokoj
- 15 Terasa
- 16 Terasa





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Plav 100

Rodinný dům 5+kk

1. NP

- 1 Hala
- 2 Komora
- 3 Masérna
- 4 WC
- 5 Komora
- 6 Obýtný prostor
- 7 Toaleta
- 8 Kuchyně
- 9 Jídelna
- 10 Chodba
- 11 Koupelna
- 12 Pokoj
- 13 Pokoj
- 14 Kuchyně
- 15 Posezení
- 16 Terasa
- 17 Bezén
- 18 Garaž

