



## Apartment Two-bedroom (3+kk)

€ 549 898 | CZK 13 500 000

126.1 m², Český Krumlov, Přední Výtoň, Frýdava







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Total area	178 m²
Floor area*	126 m²
Terrace	52 m²
Parking	Parking available on a designated space on the property.
Garage	Yes
Cellar	-
PENB	B
Reference number	109071



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This stylish apartment created out of a former mid-19th century gamekeeper's lodge, where a meticulous renovation has transformed the space into high-standard modern living while preserving the building's original historic character. This intimate residential house enjoys a prime secluded location on a spacious plot of approximately 1 hectare, just 270 meters from the Lipno Reservoir beach.

The apartment, located on the ground floor, consists of a living room connected to the kitchen, two bedrooms (one with its own private entrance from the outside), a bathroom (with a walk-in shower, sink, toilet, bidet, and connections for a washing machine and dryer), and an entrance hall. The main entrance to the apartment is through a terrace, and a second terrace is accessible from the living room.

The building has been completely renovated and is perfectly insulated, meeting the standards of a highly energy-efficient building (Class B). Casement and Euro windows, window sills, parquet floors, paneling, and entrance doors are all made of solid oak. All ground floor glazing is security glass. Facilities include an HD camera security system, smoke detectors, an oak kitchen fitted with AEG and SMEG appliances, ceramic switches and sockets, designer lighting, and basalt tile floors. The entire building is heated via underfloor heating powered by a heat pump (with five boreholes, each 120 meters deep). The property has two independent water sources: potable water from a water well and utility water from a spring above the house. The terraces are built from oak beams, and the stone slabs are made from reclaimed Austrian granite. The apartment includes a designated outdoor parking space. Residents also have access to a large garden, with a proportional share included in the purchase price. A pond of approximately 400 m², fed by underground springs, is located on the property. The entire plot is fenced with a larch wood fence, and access is provided by an asphalt road.

The location offers exceptional peace and quiet—there is only a restricted-access road passing by the property. No new construction is allowed in the area, as it lies within the Šumava Protected Landscape Area and a bird reserve. The popular resort of Lipno nad Vltavou is just a 10-minute drive away, the Austrian spa town of Bad Leonfelden is 20 minutes away, and the Hochficht ski resort is reachable in 35 minutes. The ferry to Frymburk is just a 3-minute walk from the property.

Floor area 126.1 m², terraces 51.8 m².



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PŘÍZEMÍ

