



## Apartment Two-bedroom (3+kk)

€ 466 816 | CZK 11 500 000

111.8 m², Český Krumlov, Přední Výtoň, Frýdava





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Total area	112 m²
Parking	Parking available on a designated space on the property
Garage	Yes
Cellar	-
PENB	B
Reference number	109072

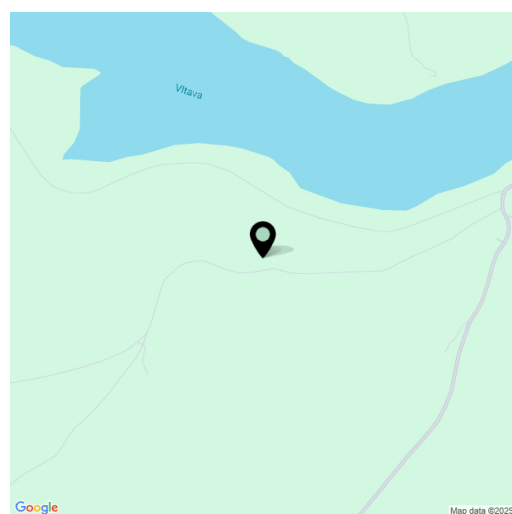
This stylish attic apartment created out of a former mid-19th century gamekeeper's lodge, where a meticulous renovation has transformed the space into high-standard modern living while preserving the building's original historic character. This intimate residential house enjoys a prime secluded location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

The apartment, located on the 1st floor, consists of a living room with a kitchen, two bedrooms, a bathroom (with a walk-in shower, sink, toilet), and an entrance hall.

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 111.8 m².



\* 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.





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1. PATRO - PODKROVÍ

