



Apartment Three-bedroom (4+kk)

€ 484 725 | CZK 11 900 000

115.7 m², Český Krumlov, Přední Výtoň, Frýdava





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Total area	133 m²
Floor area*	116 m²
Terrace	17 m²
Parking	Parking available on a designated space on the property
Garage	Yes
Cellar	-
PENB	B
Reference number	109075

This stylish duplex semi-residential unit 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.

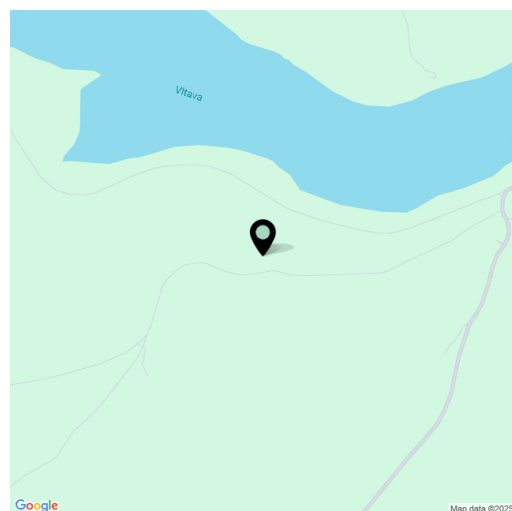
The entry level features a spacious living room with a kitchen and a terrace offering **stunning views of the garden and mature trees**, along with one bedroom, a bathroom, and a staircase leading to the upper level. The upper floor includes a second living room with a kitchen, one bedroom, and a bathroom (shower, sink, toilet).

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 unit 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.

Subject to special legal conditions.

Floor area 135.5 m², terrace 16.9 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.

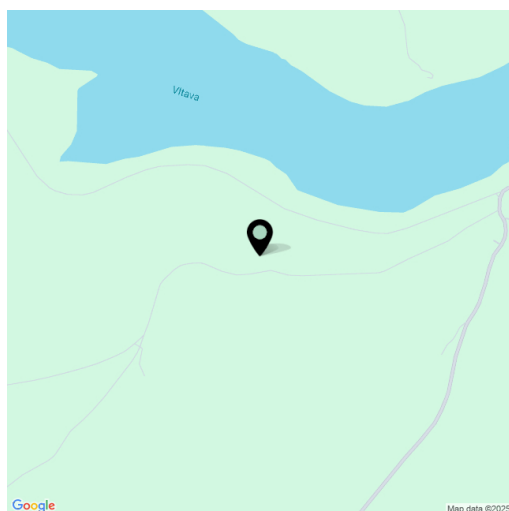


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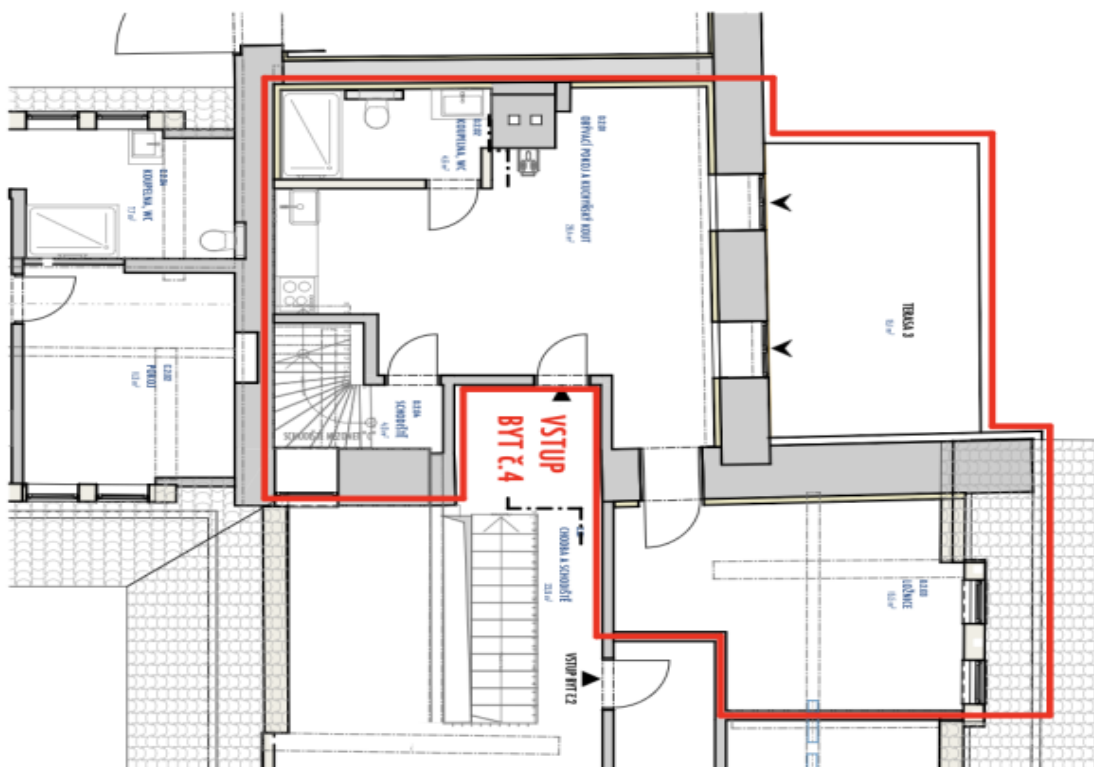


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1. PATRO



2. PATRO - PODKROVÍ

