Luxent | Exclusive Properties

84 m² | Lipno nad Vltavou, Český Krumlov, South Bohemia Region | 15 900 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N7843**	Price	**15 900 000 CZK**
Address	**Lipno nad Vltavou, Český Krumlov, South Bohemia Region**	Type	**Houses**
Category	**Cottage**	Usable area	**84 m²**
Number of rooms	**3 rooms**	Land area	**1 073 m²**
Built up area	**106 m²**	Floor area	**86 m²**
Garden area	**967 m²**	Energy performance of the building	**C - Economical**
Number of floors	**1**	Device	**Yes**
Parking	**2**	Terrace	**74 m²**
Lift	**No**		

About real estate

We offer generous log cabin 3+kk, net floor area of 83.7 sqm plus a 74 sqm terrace. The property stands on a plot of land measuring 1,073 sqm, of which 967 sqm is the garden. It is located a 3-minute drive through the forest from the center of Lipno nad Vltavou and offers very pleasant privacy for living in nature. Parking is on the property and also includes one mooring in Marina Lipno. The property is being offered including most of the existing equipment.

The log cabin was built in 2010, and is registered as a family recreation facility. It is situated in the middle of the plot in an elevated position, which gives it a noble character and a view of the very pleasant green surroundings. The well-thought-out, professionally established and maintained garden with rare plants and mature trees offers a number of corners with their own atmosphere - especially the terraces around the house with seating for outdoor dining, a top-quality hot tub, a shelter under the trees with a hammock or a designer sauna with seating, a cooling pond and a rustic shower. In the intimate area of the garden behind the house, there is a stone terrace with seating, a grill and a fully equipped outdoor kitchen.

The interior of the cabin is practically organized. There is a hall with entrances to all rooms: to two separate bedrooms, a bathroom with bath and shower, to a separate toilet, utility room and above all to a generous living room with fireplace and equipped kitchen. This space is divided into a dining area with access to the terrace and a quiet relaxation area with a cozy sitting area by the fireplace. The log cabin is bright, above the bedroom area it has a loft for storing things.

There is high-quality well water on the property (borehole 67 m). The house is heated by a gas boiler and there is electricity available too. The house has natural insulating properties, is easily heated (radiators and fireplace) and maintains a pleasant temperature both in winter and summer. The total monthly costs are very low, even when used year-round for most of the week (gas + electricity in total 3,910 CZK/month).

Lipno nad Vltavou is one of the most sought-after locations in South Bohemia with a dam and rich facilities for everyday life and year-round recreation. Properties here are increasing in value, and this one also has a great location - away from the tourist peaks, but very close to the beaches and the Marina (the property includes 1 mooring). You can reach the nearest shore of Lipno in 3 minutes by bike, 10 minutes on foot, or 6 minutes by bike to Marina Lipno, or 3 minutes by car. In winter, you will be delighted by the sheer proximity of the slopes: minutes of walking. Today, accessibility from Prague is around 2.5 hours and continues to improve with the construction of D3. Rich civic amenities and possibilities for year-round enjoyment are already a tradition in Lipno.

For more information or to arrange a tour, do not hesitate to contact us.