



580 m²

Kvítkovice, České Budějovice, South Bohemia Region

24 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7696	Price	24 800 000 CZK
Address	Kvítkovice, České Budějovice, South Bohemia Region	Type	Houses
Category	Family House	Usable area	580 m ²
Number of rooms	5 and more rooms	Land area	2 913 m ²
Built up area	535 m ²	Floor area	580 m ²
Garden area	2 378 m ²	Low energy	Yes
Energy performance of the building	B - Very economical	Number of floors	2
Device	Partly	Parking	8
Terrace	240 m ²	Year of construction	2000

About real estate

We are offering for sale a stylish family house in Kvítkovice – in the enchanting landscape of forests and ponds of the Blanský Forest, just 10 km from České Budějovice and 18 km from the motorway to Prague. The total usable area of the house is a generous 580 m². The large flat plot covers 2,913 m² and offers breathtaking views of the green countryside and ponds from the house. The layout of the house is 6+kk plus 2+kk. The advantages of the house are its high-quality construction, modern technology and low operating costs. Energy efficiency category B – very economical. The house can be used comfortably for permanent living or recreation. The offer includes a building permit for another building on the plot.

The house has two separate parts. The main part offers on the 1st floor: a spacious living room with a fireplace and 5 rooms with bathrooms. There are also corridors and storage and technical facilities. In the second, closely adjacent part of the property, there are two designer studios with bathrooms, each on its own floor with privacy. The lower studio is prepared for a wellness area with a sauna and a stylish terrace. Both studios can be used or rented separately and can also be connected to form a single maisonette apartment with a terrace. The property has been used as a guesthouse with a restaurant and also for residential purposes. The new owner can adapt the interior to their own ideas.

The house is equipped with modern technology, built of sanded bricks and insulated. It has two chimneys with three possible fireplace locations on the first and second floors. The entire house has floating heated floors. The heating source is a MasterTherm water-air heat pump with remote control. The Euro windows are wooden with vacuum double glazing. The house is secured by a system connected to a security company and has motion and fire detectors. There is LED lighting around the house for orientation and aesthetics. The property has a well-kept garden with mature trees, a well with service water and electrical installations for further use for lighting, irrigation, etc. The drinking water is municipal and of high quality, suitable for infants. Overall operating costs are low.

The advantages of the location include clean nature with forests and ponds, complete peace and quiet, and countless opportunities for active recreation, while at the same time being within minutes of Budějovice and the D5 motorway. There are many hiking and cycling trails in the area. Golf Hluboká is 14 km away, Hlášovice is 6 km away and Český Krumlov, a UNESCO World Heritage Site with a rich cultural programme throughout the year, is 30 km away.

All amenities for modern living are available in nearby Budějovice – 14 km to the city centre and nearby Dubné with a large primary and nursery school, doctor and shops (3 km).

Only a personal experience can fully convey the charm of this property. We will be happy to arrange a viewing and answer any questions you may have.