



320 m²

Malšín, Český Krumlov, South Bohemia Region

26 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7685	Price	26 800 000 CZK
Address	Malšín, Český Krumlov, South Bohemia Region	Type	Houses
Category	Family House	Usable area	320 m ²
Number of rooms	5 and more rooms	Land area	3 012 m ²
Built up area	214 m ²	Floor area	320 m ²
Garden area	2 759 m ²	Low energy	Yes
Energy performance of the building	B - Very economical	Number of floors	3
Device	Partly	Parking	2
Balcony	4 m ²	Terrace	45 m ²
Cellar	40 m ²	Lift	No
Year of construction	2024		

About real estate

We offer for sale a stylish new low-energy house, a beautiful cottage with a layout of 5+kk with a south-facing terrace and breathtaking views of the Šumava Mountains and the Alps in one of the most beautiful locations in southern Bohemia. The quiet location is ideal for relaxation and stargazing. The property is perfect for a second home in the countryside, just a few kilometres from Český Krumlov and Lipno, with excellent transport links to Prague. The usable area of this luxuriously appointed house with modern technology is 320 m². The spacious 3,012 m² plot offers pleasant privacy, shade and a peaceful atmosphere.

The house is equipped with a smart control system, modern technologies and security features, including six cameras, smoke and motion detectors, connected to a central security desk (PCO). The high standard includes Bosch appliances, Villeroy & Boch and Laufen sanitary ware, Kludi taps and Sapeli doors. The building is energy efficient, class B, with a NIBE heat pump, underfloor heating and cooling throughout the house, and covered parking for two cars with a Tesla Wallbox charging station.

The house has three floors, including a partial basement with technical facilities. The interior is dominated by a spacious living room with an open kitchen, a dining room with a solid oak table for 10 people, handmade tiled stoves and direct access to a spacious south-facing terrace (45 m²). Comfortable personal space is provided by a total of 4 bedrooms (one on the ground floor, three in the spacious attic with impressive wooden beams), three designer bathrooms (main bathroom with freestanding bathtub) and two dressing rooms. Practical facilities include an entrance hall with built-in wardrobes, storage space, a laundry room and a large utility room. The interior features high-quality materials – oak floors and window sills, designer matt tiles imitating stone, metal elements and reversible interior doors.

The terrace and façade are made of Siberian larch. Wooden windows with triple glazing and aluminium flush-mounted blinds. Heating and hot water are provided by a NIBE air/water heat pump with integrated storage tank, preparation for a photovoltaic system with battery. Three-chamber septic tank and 6 m³ retention tank. Water from the local water supply, electricity 230 V and 400 V.

The house is secured with a connection to a security company, there are six remote-controlled exterior cameras, smoke and motion detectors, remote control of the heat pump, security and wallbox.

The village of Malšín – Ostrov is a very attractive location in the Šumava Mountains at an altitude of 794 m, only 16 km south of Český Krumlov and a short distance from Lipno (18 km by car, 9 km by bike). An ideal place for lovers of sports, nature and peace. Easy access to the Lipno (18 km) and Sternstein (23 km) ski resorts. Thanks to the new motorway, you can comfortably reach Prague in less than 2.5 hours.

We will be happy to arrange a viewing so that you can experience the atmosphere of the house and the location, which could become your new home or dream holiday retreat.