



203 m<sup>2</sup> Kvilda, Prachatice, South Bohemia Region 19 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**

SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz

+420 770 186 186

Order number	<b>N7741</b>	Price	<b>19 900 000 CZK</b>
Address	<b>Kvilda, Prachatice, South Bohemia Region</b>	Type	<b>Accommodation</b>
Usable area	<b>203 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>B - Very economical</b>	Device	<b>Yes</b>
Garage	<b>Yes</b>		

## About real estate

We are exclusively offering for sale an exceptional low-energy property with a usable area of 203 m<sup>2</sup>, located in a quiet and attractive location in the mountain village of Kvilda, in the heart of the Šumava National Park. The property offers a wide range of commercial uses – as an investment opportunity for commercial accommodation, corporate recreation, a company retreat, a venue for team building, or as a base for a tourism business.

The two-story building (5+1 layout) offers a floor area of 151 m<sup>2</sup>, a 32 m<sup>2</sup> garage, and 20 m<sup>2</sup> of attic storage space. The layout allows for convenient division into private and common areas, ideal for accommodating smaller groups, corporate teams, or guests. On the ground floor there is an entrance hall, a fully equipped kitchen with a dining area, a bright living room with a tiled fireplace, a separate room suitable for use as an office or staff room, and a toilet. The attic offers three bedrooms, a dressing room/storage room, and a modern bathroom with a bathtub, shower, sink, and toilet.

The property was approved for occupancy in 2014, and the construction emphasizes energy efficiency and low operating costs. The structure is made of Heluz brick blocks (also suitable for passive houses), triple glazing with aluminum cladding, entrance doors from the German Heroal system, aluminum Lomax garage doors, and Bramac roofing. Energy label "B" – very energy-efficient building – with the possibility of adding solar panels and upgrading to class "A". The house is connected to municipal water and sewerage systems, and heating is provided by a combination of electric floor heating and a wood-burning stove with heat distribution. Water is heated by an electric boiler. Internet, TV, and radio via cable (Cetin). The garage has electrical wiring for an electric car charging station. Monthly costs for year-round operation are less than CZK 5,000.

The sale includes all equipment as shown in the current photo documentation. The property has technical facilities for year-round maintenance and a garden with a barbecue and smokehouse. Mature trees along the fence provide plenty of privacy – ideal for outdoor gatherings or informal company events.

The village of Kvilda – the highest village in the Czech Republic – is a popular year-round center for tourism and recreation. The village has all amenities (municipal office, post office, grocery store, restaurant, library, information center, brewery), as well as a wide range of sports activities: cross-country skiing and cycling trails, tennis courts, squash, volleyball, ski lifts, etc. This property offers a great opportunity for a business venture in tourism or as a company base with excellent accessibility, stable demand for accommodation, and a unique location.