



🏠 580 m² 📄 Kvítkovice, České Budějovice, South Bohemia Region 💰 22 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7695	Price	22 000 000 CZK
Address	Kvítkovice, České Budějovice, South Bohemia Region	Type	Accommodation
Usable area	580 m²	Parking	8
Built up area	535 m²	Floor area	580 m²
Energy performance of the building	B - Very economical	Number of floors	2
Device	Partly	Lift	No
Year of construction	2010		

About real estate

We offer for sale a stylish country house in Kvítkovice - 10 km from České Budějovice - in a landscape of forests and ponds on the edge of the Blanský Forest Nature Reserve. The house boasts stylish architecture, high-quality construction, modern technology, and low operating costs. The total usable area is 580 m². The 2,913 m² plot offers breathtaking views across green fields to the surrounding countryside and nearby ponds. Energy efficiency rating: B - very economical. The offer also includes a building permit for another building.

The house consists of two separate parts and has a capacity of 24 beds. The main part of the house has a restaurant with a bar, two types of kitchens, connecting corridors, technical and social facilities, and more on the first floor. On the second floor, there are five rooms, each with a bathroom, a spacious hallway, and a spiral staircase. In the second part of the property, there are two separate design studios, also with bathrooms and privacy. Each has its own electrical circuit and can be converted into an independent studio with a kitchenette or a designer maisonette. The lower studio has an 18 m² terrace and is prepared for a sauna. A classic fireplace can be installed on both the first and second floors. Without any modifications, the property could become a practical investment for business use.

The house is low-cost and equipped with modern technologies, built of bricks and insulated. The heating source is a MasterTherm water-air heat pump with remote control. The entire house has floating heated floors. Two chimneys allow for three fireplace locations. The Euro windows are wooden with vacuum double glazing. The security system can be connected to a security company and has motion and fire sensors. There is LED lighting around the house. The drinking water is municipal, high quality, and low cost. The house is connected to the municipal sewer system. The property includes a cultivated garden with mature trees and a children's playground. There is also a utility well and electrical wiring and other utilities for versatile use throughout the property.

The advantages of the location are clean nature with forests and ponds, complete peace and quiet, and countless opportunities for active relaxation. Budějovice and the D3 motorway are just a few minutes away. There are many hiking and cycling trails in the immediate vicinity. The location is very lucrative from a business point of view - Golf Hluboká is 14 km away, Hološovice is 6 km away, and Český Krumlov, a UNESCO World Heritage Site with a rich cultural program throughout the year, is 30 km away. All amenities for modern living are available in nearby Budějovice - 14 km to the city center - and nearby Dubné (3 km) with a primary school, kindergarten, doctor, and shops.

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.