Luxent | Exclusive Properties

186 m² | Horní Planá, Český Krumlov, South Bohemia Region | on request

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Šárka Tichá

PROJECT MANAGER

sarka.ticha@luxent.cz

+420 734 445 445

Order number	**N7714**	Price	**on request**
Address	**Horní Planá, Český Krumlov, South Bohemia Region**	Type	**Houses**
Category	**Family House**	Usable area	**186 m²**
Number of rooms	**5 and more rooms**	Land area	**1 810 m²**
Built up area	**228 m²**	Garden area	**1 582 m²**
Energy performance of the building	**D - Less economical**	Number of floors	**2**
Device	**Partly**	Parking	**7**
Terrace	**30 m²**	Lift	**No**
Year of construction	**2024**		

About real estate

We offer the opportunity to purchase two houses on a gently sloping south-facing plot directly on the shores of Lake Lipno in its quiet western part – in Jenišov near Horní Planá. The plot covers an area of 1,810 m^2 and features two buildings, a newly renovated family house and a newly built multi-purpose bungalow-style building. Both houses have a total layout of 5 + 2 rooms and a usable area of 186 m^2, including terraces (30 m^2), and views across the lake to the distant green, uninhabited opposite shore. If interested, a third house can be built on a separate part of the plot with its own entrance. The construction of a private pier with a boat mooring is also permitted. The advantages of this offer include the rare location, the possibility of further construction, and the high quality of the two existing buildings with modern technologies.

The stylish two-story family house and the adjacent building were approved for occupancy in October 2024. Access is from a public road through an electric gate. The detached house with a terrace (89 m^2) stands on the elevated side of the plot and offers a practical interior for living and recreation – an entrance hall with a corridor, a living room with a kitchen, a fireplace stove, and access to the terrace, a bathroom on each floor, and two bedrooms on the second floor. The terrace on the ground floor and the attic offer panoramic views of the lake (see photo). The adjacent building (97 m^2) in the southern part of the plot is embedded into the slope, has a green roof with a breathtaking view and a covered terrace along its entire length, again overlooking the lake. The spacious ground floor building includes a boathouse/bicycle storage room, two multipurpose rooms with wood-burning stoves, a sauna in preparation, a bathroom, and a utility room with a heat pump and other technical facilities, including a photovoltaic power plant for both houses.

Both buildings are constructed of brick and insulated with facade insulation. They are heated by a water-air heat pump, and both wood-burning stoves can be used as backup heating sources. The interior features wood and designer ceramic and granite tiles. Heat is distributed via underfloor heating. A photovoltaic power plant is in operation, including batteries and a wallbox for charging electric cars. There is a private drilled well on the property. Waste is handled by a pumping tank connected to the local sewer system.

The location of the property near Horní Planá is one of the best in Lipno in terms of privacy, tranquility, water quality, and overall well-being and healthy living in Lipno, which probably needs no introduction. It is a paradise for water sports, including yachting, catamaran sailing, windsurfing, and kiteboarding. The private pier and boathouse take these possibilities to the most enjoyable level. The Horní Planá and Dolní Vltavice ferries, from where you can reach the other side of Lipno and Austria for dinner or skiing, are 5 minutes and 13 minutes by car, respectively. The bridge in Nová Pec is open all year round and is 15 km away. In addition, the ongoing construction of the D3 motorway has shortened the distance from Prague to Lipno, not only thanks to its completion, but also thanks to the increased maximum speed of 150 km/h.

Arrange a tour of this unique property, we will be happy to arrange it for you and answer any further questions you may have.