



580 m<sup>2</sup>

Kvítkovice, České Budějovice, South Bohemia Region

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7696	Price	on request
Address	Kvítkovice, České Budějovice, South Bohemia Region	Type	Houses
Category	Family House	Usable area	580 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	2 913 m <sup>2</sup>
Built up area	535 m <sup>2</sup>	Floor area	580 m <sup>2</sup>
Garden area	2 378 m <sup>2</sup>	Low energy	Yes
Energy performance of the building	B - Very economical	Number of floors	2
Device	Partly	Parking	8
Terrace	240 m <sup>2</sup>	Year of construction	2010

## About real estate

We offer for sale a stylish family house in Kvítkovice – in the charming 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 580 m<sup>2</sup>. The large flat plot of land covers 2,913 m<sup>2</sup> 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 hallways 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 customize the interior according 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 decorative LED lighting around the house. The property has a well-kept garden with mature trees, a well with service water, and electrical wiring for further use for lighting, irrigation, etc. 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, Hlašovice 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 from the city center, and nearby Dubné, with a large elementary school, kindergarten, 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.