



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
Floor area	320 m ²	Garden area	2 759 m ²
Energy performance of the building	B - Very economical	Number of floors	3
Device	No	Parking	2
Balcony	4 m ²	Terrace	45 m ²
Cellar	40 m ²	Lift	No

About real estate

We present to you an exceptional property in one of the most beautiful locations in southern Bohemia, a stylish new low-energy family house/cottage with a layout of 5+kk and a terrace with breathtaking views of the Šumava Mountains and the Alps. The property is designed for comfortable permanent or recreational living in close proximity to nature, just a few kilometers from Český Krumlov and Lipno. The usable area of the house is a generous 320 m². The spacious plot of 3,012 m² offers pleasant privacy, shade, and a peaceful atmosphere.

The advantages of this unique property include panoramic views of the Šumava Mountains and the Austrian Alps. The quiet location with minimal light pollution is ideal for relaxation and stargazing. Furthermore, there is intelligent home control, modern technology and security systems (6 cameras, smoke and motion detectors, connection to a security company), high standard of interior (Bosch appliances, Villeroy & Boch and Laufen sanitary ware, Kludi taps, Sapeli doors), eco-friendly and energy-efficient class B construction, NIBE heat pump, underfloor heating throughout the house including cooling, covered parking for two cars with Tesla Wallbox charging station.

Layout and equipment: 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 walk-in closets. Practical facilities include an entrance hall with built-in wardrobes, generous storage space, a laundry room, and a large utility room. The interior features high-quality materials – oak floors and window sills, designer matt stone-effect tiles, metal elements, and reversible interior doors.

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

Security and comfort: 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 idyllic 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 you can experience the atmosphere of the house and the location, which could become your new home or dream vacation spot.