



Luxury House with Water View



Lipno nad Vltavou
Lokalita

167 m²
Podlahová plocha

410 m²
Velikost pozemku

6+kk, zahrada
Dispozice

499 000 EUR
Cena

Popis

We present this luxurious 6 room family house with a water view, located in the area of Kobylnice, approximately 350 meters from the shore of Lake Lipno.

This spacious house, with a capacity of up to 14 people, has been carefully designed to meet the highest demands of future owners and provides an exclusive place for recreation, relaxation, or permanent living. The property offers five bedrooms, three bathrooms, an entrance hall, a storage room, and a spacious living room with kitchen, which opens onto a sunny terrace with a view of the lake.

Thanks to large windows and its south-facing orientation, the interior is filled with natural light, creating an open yet cozy atmosphere. The price includes complete furnishings, furniture, and appliances, as well as a designated parking space. The house features smart heating controllable by smartphone. Additional benefits include a fireplace stove, vinyl floors, stone-clad base walls, and wooden gable cladding. In the garden, there is also a garden house and storage space.

This is the largest property within the Residence Lipno complex. A management company ensures the operation and maintenance of the entire area, including infrastructure, reception, and a children's playground. The annual fee is approximately 40,000 CZK, covering everything (internet, maintenance, public

Realitní poradce



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lighting, waste, etc.) except electricity consumption, which is billed separately. There is also the option of efficient rental management during periods when you are not using the property. The subject of the sale is a business share of a purpose-built company that exclusively owns the house.

The location of Lipno nad Vltavou attracts visitors year-round and offers activities for all seasons:

Spring & Autumn: cycling, hiking, horse riding, fishing

Summer: ideal for water sports and sailing

Winter: frozen landscapes perfect for ice skating, skiing, and cross-country skiing

In the surrounding area, you will find everything you need for leisure: beaches, promenade, shops, restaurants, cycling paths, ski slopes, a treetop walkway, gym, marina, and more.

Secure your new family residence in a prime natural location – an investment with potential for regular returns and long-term appreciation. Contact a real estate specialist for the Lipno region and arrange a viewing today.

Parametry

Číslo zakázky:	648664	Kanalizace:	Městská
Typ:	Dům, Samostatný	Voda:	Vodovod
Vlastnictví:	s.r.o.	Podlahová plocha:	167 m²
Cena :	499 000 EUR	Velikost pozemku:	410 m²
Adresa:	Lipno nad Vltavou, Lipno nad Vltavou	Energetická třída:	C - Úsporná
Internetové připojení:	Wi-Fi	Zahrada:	295 m²
Druh stavby:	Cihla	Dispozice:	6+kk
		Parkování:	Venkovní vyhrazené

Mapa



Veškeré zveřejněné údaje obsažené v tomto inzerátu mají pouze informativní charakter a nejsou nabídkou ve smyslu § 1731 nebo § 1732 občanského zákoníku, ani se nejedná o veřejný příslib dle § 1733 občanského zákoníku. Z této nabídky tak nikomu nevzniká nárok na uzavření smlouvy. Společnost Lipno Real s.r.o. zprostředkovává údaje (informace) nabyté v dobré víře od vlastníka nemovité věci a z tohoto důvodu nenese odpovědnost ze jejich úplnost, správnost a přesnost. Současně není oprávněna uzavírat jménem vlastníka nemovité věci jakékoliv smlouvy spojené s prodejem nemovitosti.

