



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# House with a terrace and balcony on the shore of Lipno - LAKESIDE VILLAGE



**Frymburk**

Location

**86 m<sup>2</sup>**

Floor area

**298 m<sup>2</sup>**

Plot size

**4 rooms, garden**

Proposition

**358 000 EUR**

Price with 21% vat.

## Description

This recreational house, No. 46, is part of the new luxury resort Lakeside Village, situated right on the shores of Lake Lipno. Located in the last row, it offers ample privacy, nestled directly by the forest on the highest point of the resort, providing the most stunning views of the bay and the Kovářov Peninsula.

The house, accommodating up to 6 people, provides a unique setting for relaxation, perfect for your family or future clients. Designed in harmony with Šumava's architecture and with a focus on quality construction materials, it features two bedrooms, a children's room, a bathroom, a separate toilet, a utility room, and a spacious living area with a kitchen that opens to a covered terrace overlooking Lipno and granting access to a private garden. Additional features include premium finishes, a wooden gable cladding, vinyl flooring, underfloor heating, a wood-burning stove, and a solid Alpha-wing balcony accessible from both bedrooms. The price of the house includes 21% VAT and covers all furniture, equipment, appliances, and a private parking space. Additionally, the neighboring house, No. 45, is also for sale. A

## Real estate specialist



**Ing. Marek Ertl**

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boat dock can be purchased with the property.

The property is part of a complex that offers a reception area, a beach bar, a wellness center, and a conference hall. The resort also includes a beach, a boathouse, a 40-berth dock, and a children's playground. An on-site caretaker ensures the maintenance and management of the resort, including snow removal and lawn care. Lakeside Village is an exceptional and highly sought-after resort, boasting some of the highest ratings in the Lipno region (on Booking.com), with increasing popularity and visitation rates year after year.

The house has a proven rental history, with dozens of positive reviews and excellent ratings. It generates a stable annual occupancy rate and offers further potential for optimizing the interior and exterior to enhance visitor numbers and daily accommodation rates.

Lake Lipno's prime location in the heart of Šumava attracts visitors year-round. In spring and autumn, the area is ideal for cycling, hiking, horseback riding, and fishing. Summer welcomes water sports enthusiasts and sailors, while winter transforms the landscape into a frozen wonderland, perfect for ice skating, skiing, and cross-country skiing. The surroundings offer everything needed for recreation, including shops, restaurants, cycling paths, ski slopes, an adrenaline park, paintball, a marina, an aqua park, and more.

Invest in a new family retreat in a private, prime waterfront location surrounded by beautiful nature. This property offers a unique investment opportunity with consistent returns and long-term appreciation, as tourism in the Lipno area continues to grow. We exclusively provide year-round maintenance and rental management of the property during your absence, along with comprehensive legal services.

Contact our investment specialist for more information or to schedule a non-binding viewing.

## Parameters

Reference number:	<b>709724</b>	Water:	<b>Water supply</b>
Type:	<b>House, Detached</b>	Floor area:	<b>86 m<sup>2</sup></b>
Ownership:	<b>Personal</b>	Plot size:	<b>298 m<sup>2</sup></b>
Price with 21% vat. :	<b>358 000 EUR</b>	Energy Class:	<b>B - Very economical</b>
Address:	<b>Frymburk, Frymburk</b>	Balcony:	<b>12.5 m<sup>2</sup></b>
Internet Access:	<b>Wi-Fi</b>	Terrace:	<b>13.4 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	garden:	<b>208 m<sup>2</sup></b>
		Disposition:	<b>4 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map





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