



# Luxury House with Water View



**Lipno nad Vltavou**  
Location

**167 m<sup>2</sup>**  
Floor area

**410 m<sup>2</sup>**  
Plot size

**6 rooms, garden**  
Proposition

**on request**  
Price

## Description

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

## Real estate specialist



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infrastructure, reception, and a children's playground. The annual fee is approximately 40,000 CZK, covering everything (internet, maintenance, public 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.

## Parameters

Reference number:	<b>648664</b>	Sewerage:	<b>Municipal</b>
Type:	<b>House, Detached</b>	Water:	<b>Water supply</b>
Ownership:	<b>ltd.</b>	Floor area:	<b>167 m<sup>2</sup></b>
Price :	<b>on request</b>	Plot size:	<b>410 m<sup>2</sup></b>
Address:	<b>Lipno nad Vltavou, Lipno nad Vltavou</b>	Energy Class:	<b>C - Economical</b>
Internet Access:	<b>Wi-Fi</b>	garden:	<b>295 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	Disposition:	<b>6 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map



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