



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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[www.lipno-real.com](http://www.lipno-real.com)

# Building plot with nature views and building permit - Bělá, Nová Pec



**Nová Pec**

Location

**942 m<sup>2</sup>**

Plot size

**149 000 EUR**

Price

## Description

We offer an attractive building plot with a valid building permit in a peaceful location in Bělá, near Nová Pec, with scenic views of the Šumava countryside and close proximity to Lake Lipno.

The 957 m<sup>2</sup> plot is situated on the edge of the small hamlet of Bělá, which is part of the municipality of Nová Pec, located at the edge of the Šumava Mountains. The land lies on a gentle slope with beautiful views of unspoiled nature and is within walking distance to the water. With only a few houses nearby, the property guarantees peace, privacy, and a unique atmosphere.

A valid building permit has been issued for the construction of a family house with two separate units, making this an ideal option for private use, permanent living, or as an investment with potential for short-term rental. According to the current zoning plan, the property falls under the category of residential areas for family

## Real estate specialist



**Ing. Marek Ertl**

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houses – individual housing and related land use. The plot is ready for immediate construction.

- Valid building permit
- Electricity available at the property boundary
- Water connection secured; waste can be handled via septic tank or cesspit
- Access via public road
- Quiet location – only a few homes in the area
- Open views of nature and the Šumava forest
- Short distance to Lake Lipno and hiking/biking trails

Bělá is a picturesque and quiet settlement near Lake Lipno, surrounded by meadows and forests of the Šumava National Park. This location is perfect for those seeking a recreational property in pristine nature, while still enjoying easy access to outdoor activities such as hiking, biking, and water sports. Nová Pec provides basic local amenities and train connections. In winter, the Austrian ski resort Hochficht and nearby cross-country skiing trails are easily accessible.

We are happy to assist you with financing, building permits, construction, and property management. Contact us for a non-binding viewing – your Šumava and Lipno region property specialist is at your service.

## Parameters

Reference number:	<b>719366</b>	Sewerage:	<b>Septik</b>
Type:	<b>Plot, Construction housing</b>	Water:	<b>Water supply</b>
		Plot size:	<b>942 m<sup>2</sup></b>
Ownership:	<b>Personal</b>		
Price :	<b>149 000 EUR</b>		
Address:	<b>Nová Pec</b>		
Electricity:	<b>230/400 V</b>		

## Map





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