



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# Building plot, 371 m<sup>2</sup>, with infrastructure connections and a lake view - Horní Planá



## Horní Planá

Location

371 m<sup>2</sup>

Plot size

115 000 EUR

Price with 21% vat.

## Description

We offer for sale an attractive building plot with a view of Lipno, located in the peaceful area of Dobrá Voda near Horní Planá.

The serviced plot, measuring 371 m<sup>2</sup>, is situated on an elevated site with beautiful views of the Lipno Reservoir and the Šumava hills. The plot represents an ideal opportunity to build a recreational house in one of the quietest areas of the Lipno region - in a clean environment and in direct contact with nature. Neighboring plots can also be purchased if desired. The listed price includes 21% VAT.

Access is provided via a municipal road. An electrical connection is already installed, and municipal sewage and water supply are available at the plot boundary. According to the valid zoning plan, the plot falls under the "Family Recreation" (RR) category, which allows for the construction of recreational buildings - cottages, chalets, houses, or other small structures intended for recreation. The maximum

## Real estate specialist



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buildable area of the plot is 25%. In this zone, construction of a single-story building with the possibility of a basement (sunken cellar) and attic use is permitted. A valid building permit for a house is already issued for the plot.

The Horní Planá area is a long-standing favorite destination not only for nature lovers but also for active visitors. In summer, Lipno is ideal for swimming, water sports, cycling, and hiking along marked trails leading to the Šumava National Park. In winter, the proximity to the Austrian Hochficht ski resort and groomed cross-country trails in the surroundings is an advantage.

Plot advantages:

- View of Lipno and Šumava
- Peaceful location in nature with good accessibility
- Ready electrical connection
- Municipal sewage and water supply at the plot boundary
- Attractive purchase price

Secure this plot while it is available and turn your vision of living or recreation on Lipno into reality. We can arrange a non-binding viewing and provide full service – from financing and permitting processes to construction and subsequent management of short-term rentals.

For more information, contact a property specialist in the Lipno area.

## Parameters

Reference number:	<b>726088</b>	Sewerage:	<b>Municipal</b>
Type:	<b>Plot, Construction housing</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Plot size:	<b>371 m<sup>2</sup></b>
Price with 21% vat. :	<b>115 000 EUR</b>		
Address:	<b>Horní Planá, Horní Planá</b>		
Electricity:	<b>230 V</b>		

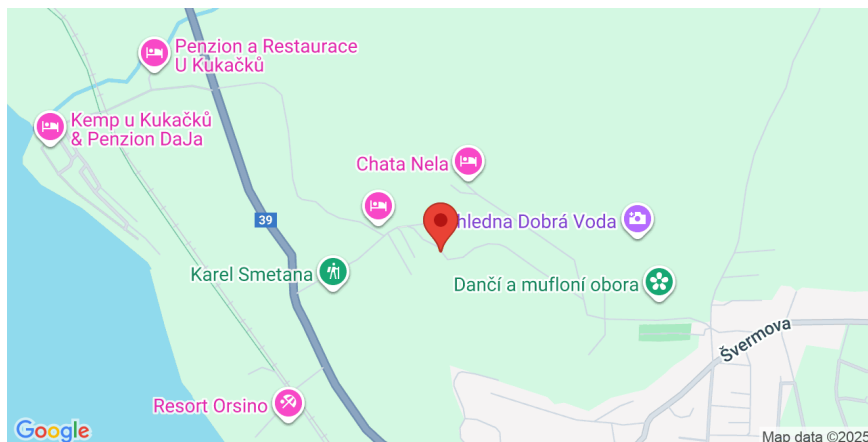
## Map





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