



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# 4-Bedroom Holiday Home with Terrace and Lake-View - Horní Planá



**Horní Planá**  
Location

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

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

**5 rooms, garden**  
Proposition

**375 000 EUR**  
Price with 21% vat.

## Description

Stylish holiday home in the Dobrá Voda – Horní Planá area with a view of Lipno.

This modern 5-bedroom holiday house (5+kk layout) is located in an attractive and peaceful part of Dobrá Voda near Horní Planá, just a few minutes' walk from the shores of Lake Lipno. It is situated in a newly developed area by the forest, on elevated ground with beautiful views of the water and surrounding nature.

With a capacity of up to 10 people, the house offers comfortable facilities for family recreation or future guests. Architecturally, it blends naturally into the Šumava landscape and was built with an emphasis on high-quality workmanship and materials. The layout includes a spacious living area with kitchen and access to the terrace, four bedrooms, a loggia, a utility room, a bathroom, and a separate toilet. The house features above-standard equipment such as a stylish fireplace stove, large glazed portals, large-format tiles, and underfloor heating. It is connected to the

## Real estate specialist



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municipal water supply and sewage system and is heated by a heat pump. Additional houses and building plots are also available for sale. The listed price includes 21% VAT.

Nearby you will find a public beach, cycling path, restaurants, and a marina. The Horní Planá area is long sought-after for its combination of tranquility, nature, and excellent access to services, as well as good proximity to ski resorts. Lipno is a year-round recreational destination. Spring and autumn are ideal for cycling, hiking, and fishing; summer is dominated by swimming and water sports, including sailing. In winter, the area offers excellent conditions for cross-country skiing, ice skating on the frozen lake, and skiing in nearby Austrian ski resorts.

Newly built modern house

Terrace and loggia with water view

Quiet location with good access to amenities

Connected to municipal infrastructure

Underfloor heating powered by a heat pump

Southwest orientation

Secure a family retreat in a private location by Lipno, which can also serve as an attractive investment with regular income potential and long-term appreciation. Contact a Lipno area investment property specialist for more information or arrange a non-binding private viewing.

## Parameters

Reference number:	<b>718304</b>	Sewerage:	<b>Municipal</b>
Type:	<b>House, Detached</b>	Water:	<b>Water supply</b>
Ownership:	<b>Personal</b>	Floor area:	<b>107.5 m<sup>2</sup></b>
Price with 21% vat. :	<b>375 000 EUR</b>	Plot size:	<b>406 m<sup>2</sup></b>
Address:	<b>Horní Planá</b>	Energy Class:	<b>G - Extremely inefficient</b>
Construction type:	<b>Timber Construction</b>	Terrace:	<b>21 m<sup>2</sup></b>
		Loggia:	<b>8 m<sup>2</sup></b>
		garden:	<b>328 m<sup>2</sup></b>
		Disposition:	<b>5 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map



All published data contained in this advertisement are for informational purposes only and do not constitute an offer within the meaning of § 1731 or § 1732 of the Civil Code, nor is it a public promise pursuant to § 1733 of the Civil Code. This offer does not entitle anyone to conclude





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