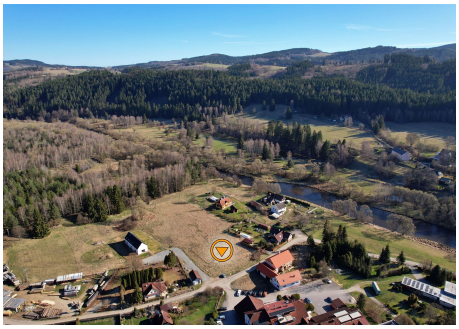
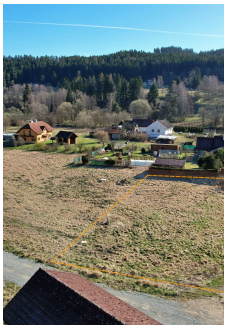
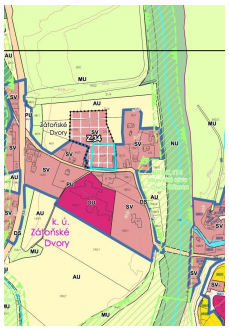
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# Building plot by the Vltava river, 1.039 m2 - Zátoň










| Větřní | 1039 m² | 112 000 EUR |
|---|---|---|
| Location | Plot size | Price |

## Description

We present to you an attractive building plot offering an exceptionally peaceful location in the heart of the South Bohemian countryside, just a few steps from the banks of the Vltava River.

The flat plot with an area of 1039 m2 is located in the Zátoňské Dvory area, only 100 m from the water. It is a sunny spot with southern orientation and huge potential for the construction of a family house or a recreational property. Thanks to its elevated position, the plot offers undisturbed views of the surrounding landscape, forests, and Šumava peaks.

In the immediate vicinity, there is easy access to the river, ideal for water sports, swimming, or fishing, away from the main tourist crowds. As a bonus for your comfort, the premium Sporthotel Zátoň is located right opposite, providing top-tier wellness, saunas, a heated outdoor pool, sports facilities, and excellent gastronomy literally at your fingertips.

## Real estate specialist



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A great advantage is the readiness for construction – water will be provided by its own borehole, a sewage connection for a future domestic wastewater treatment plant or septic tank is already completed on the plot, and an electrical connection to the EGD distribution network has been requested. Access to the plot is provided via a paved road in joint ownership.

According to the Zoning Plan, the areas are classified as: MIXED RESIDENTIAL RURAL. This allows for the construction of a family house as well as a facility for family recreation. The maximum buildability is 30%, with a height limit of 2 floors (or 1 floor + attic) and the possibility of a basement.

The location combines total privacy with excellent accessibility; within a short driving distance are the town of Větřní, historical Český Krumlov (15 min), or Lipno. The site is also connected to a network of cycling paths leading towards the Šumava National Park.

- Unique location in nature 100 m from the river

- Southern orientation and panoramic views

- Utilities and excellent accessibility

- Wellness and sports facilities in the immediate vicinity

Reserve this plot while it is still available and turn your ideas of living or investment into reality. Alternatively, stop by for a non-binding viewing and experience the atmosphere of this place in person.

Contact the investment specialist for the Lipno area for more information.

## Parameters

| | |
|---|---|
| Reference number: | **741900** |
| Type: | **Plot, Construction housing** |
| Ownership: | **Personal** |
| Price : | **112 000 EUR** |
| Address: | **Větřní** |
| Electricity: | **In range** |

| | |
|---|---|
| Sewerage: | **Septik** |
| Water: | **Own water well** |
| Plot size: | **1039 m²** |

## Map

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