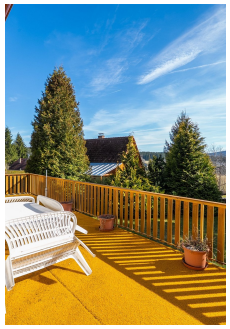
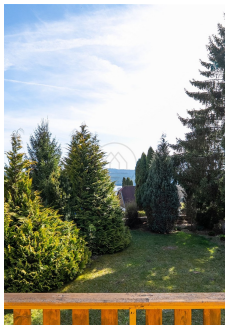
+420 601 005 006
info@lipno-real.com
www.lipno-real.com

Family house by the water with terrace and balcony – Hrdoňov








Frymburk	105 m²	562 m²	4 rooms	375 000 EUR
Location	Floor area	Plot size	Proposition	Price

Description

We present an attractive house with a terrace and garden, located in the quiet area of Hrdoňov – Frymburk, just 300 meters from the shores of the Lipno Reservoir.

This two-story property with a 4+kk layout offers a cozy base for family recreation, as well as interesting potential for future rentals. On the ground floor, you are welcomed by a spacious entrance hall, a utility room, a bathroom, and a separate toilet. The main living area consists of a bright living room with a kitchen and dining area, providing access to a spacious terrace (with a basement underneath) and the garden, offering views of peaceful greenery and a glimpse of the water. The attic features a balcony and three bedrooms with plenty of space for family and guests.

The house has been renovated and is in very good, well-maintained condition. The price includes all furniture, equipment, and appliances, including a new kitchen. Key features include large-format wall and floor tiles and a Jablotron security system. The atmosphere is enhanced by a wooden beamed ceiling and a fireplace, creating a cozy feel even in the colder months. Water heating is provided by a boiler, and heating is distributed via radiators. The garden offers great potential as an ideal

Real estate specialist



Ing. Marek Ertl
m.ertl@group-df.cz
+420 601 005 006

+420 601 005 006
info@lipno-real.com
www.lipno-real.com

space for family gatherings or children's play, with the main benefit being the walking distance to the beach. There is also a private marina where you can keep your own boat. Parking is provided directly on the property on a paved surface.

Lipno is a sought-after location with year-round activities. Spring and autumn are ideal for hiking, cycling, or trips into the surrounding nature. Summer belongs to water sports such as swimming, sailing, surfing, kiting, or fishing. Winter offers skiing in the nearby Lipno Ski Resort with nearly 12 km of slopes, a snowboard park, a children's playground, and cross-country skiing trails.

This property in Hrdoňov represents not only a private sanctuary in beautiful nature by the water but also an attractive investment with the possibility of regular income and long-term appreciation. As part of our exclusive service, we offer year-round maintenance and rental management during your absence.

Advantages of this offer:

- South-facing house close to the beach
- Spacious terrace with a garden
- Complete modern equipment
- Quiet, private location with year-round activities
- Possibility of a mooring for your boat

Contact our investment specialist in the Lipno region and arrange a non-binding viewing.

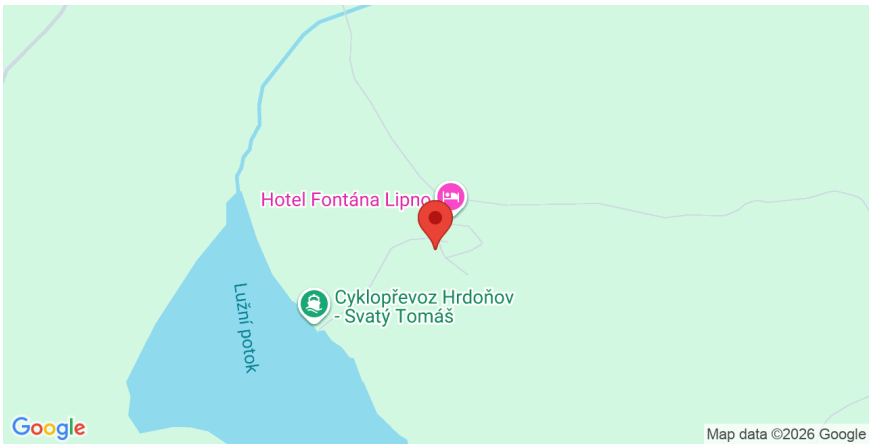
Parameters

Reference number:	**742321**
Type:	**House, Detached**
Ownership:	**Personal**
Price :	**375 000 EUR**
Address:	**Frymburk, Frymburk**
Construction type:	**Brick**

Sewerage:	**Municipal**
Water:	**Own water well**
Floor area:	**105 m²**
Plot size:	**562 m²**
Energy Class:	**G - Extremely inefficient**
Balcony:	**4 m²**
Terrace:	**35 m²**
Disposition:	**4 rooms**
Parking:	**Outdoor reserved**

Map

+420 601 005 006
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