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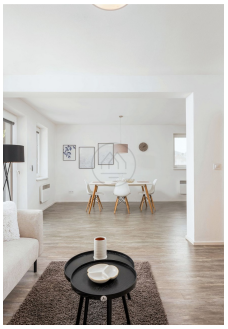
Row house with terrace and garden - Přední Výtoň



Přední Výtoň	122 m²	616 m²	4 rooms, garden	291 500 EUR
Location	Floor area	Plot size	Proposition	Price

Description

We present an elegant terraced house with a terrace and private garden in the sought-after location of Přední Výtoň, just steps from the shores of Lake Lipno. It combines the tranquillity of nature, the comfort of modern living, and year-round opportunities for active relaxation.

With a floor area of 122 m², this three-bedroom home with an open-plan living area offers a comfortable and thoughtfully designed setting for family holidays as well as potential rental use. The ground floor comprises an entrance hall, utility room, separate WC, and a spacious, light-filled living area with a new fitted kitchen and dining space. This flows naturally onto a generous terrace and garden facing peaceful greenery. The upper floor features three bedrooms and a bathroom, comfortably accommodating family and guests alike.

The house is modernly equipped and in very good condition. New flooring, including comfortable underfloor heating, has recently been installed on the ground floor. A heat pump and air conditioning ensure a pleasant indoor climate throughout the year, while hot water is provided by a boiler. A chimney with a wood-burning stove

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adds warmth and atmosphere on cooler evenings.

The garden offers space for family gatherings, children's play, ornamental planting, or home-grown produce. A practical garden shed provides ample storage for garden equipment, bicycles, and sporting gear.

Přední Výtoň is a sought-after destination with year-round activities. Spring and autumn are ideal for hiking, cycling, and exploring the surrounding countryside. Summer offers a wide range of water sports, including swimming, sailing, windsurfing, kitesurfing, and fishing. In winter, you will appreciate the proximity of the Lipno ski resort, with almost 12 km of slopes, a snowboard park, children's area, and cross-country skiing trails.

This property in Přední Výtoň is not only a private retreat surrounded by beautiful nature and close to the water, but also an attractive investment with the potential for regular rental income and long-term value appreciation. As part of our exclusive service, we offer year-round maintenance and rental management during your absence.

Key benefits:

• South-facing terraced house with views of greenery

• Spacious terrace and garden, only 100 m from the water

• New fitted kitchen

• New ground-floor flooring, including underfloor heating

• Air conditioning

• Peaceful, private location with year-round activities

• Investment potential and attractive price

Contact a Lipno-area investment property specialist to arrange a no-obligation viewing.

Parameters

Reference number:	**751931**
Type:	**House, Ordinal**
Ownership:	**Personal**
Price :	**291 500 EUR**
Address:	**Přední Výtoň**
Construction type:	**Brick**

Sewerage:	**Municipal**
Water:	**Water supply**
Floor area:	**122 m²**
Plot size:	**616 m²**
Energy Class:	**G - Extremely inefficient**
Terrace:	**25 m²**
garden:	**543 m²**
Disposition:	**4 rooms**
Parking:	**Outdoor public**

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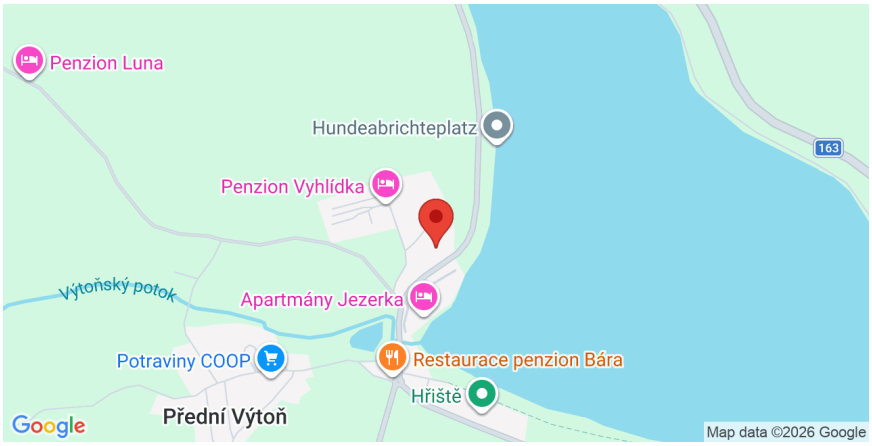
Map



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