



LIPNO REAL
Exclusive real estate around lake
Lipno

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

Row house with terrace and garden - Přední Výtoň



Přední Výtoň
Location

122 m²
Floor area

616 m²
Plot size

4 rooms, garden
Proposition

291 500 EUR
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

Real estate specialist



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





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
- Heat pump and 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	Sewerage:	Municipal
Type:	House, Ordinal	Water:	Water supply
Ownership:	Personal	Floor area:	122 m²
Price :	291 500 EUR	Plot size:	616 m²
Address:	Přední Výtoň	Energy Class:	G - Extremely inefficient
Construction type:	Brick	Terrace:	25 m²
		garden:	543 m²
		Disposition:	4 rooms
		Parking:	Outdoor public





LIPNO REAL

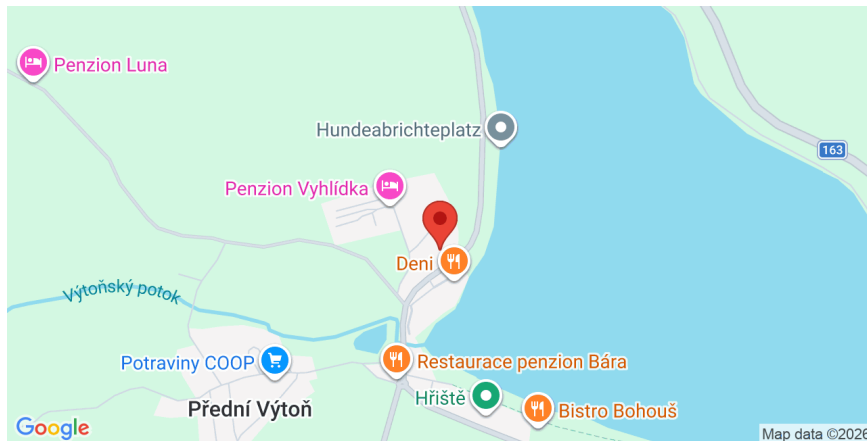
Exclusive real estate around lake
Lipno

+420 601 005 006

info@lipno-real.com

www.lipno-real.com

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 a contract. Lipno Real s.r.o. it mediates data (information) acquired in good faith from the owner of the immovable property and for this reason is not responsible for its completeness, accuracy and accuracy. At the same time, it is not authorized to conclude any contracts connected with the sale of real estate on behalf of the owner of the real estate.



LIPNO REAL

Exclusive real estate around lake
Lipno

+420 601 005 006

info@lipno-real.com

www.lipno-real.com