



LIPNO REAL  
Exclusive real estate around lake  
Lipno

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# Three bedroom House No. 45 by the banks of Lipno - LAKESIDE VILLAGE



**Frymburk**  
Location

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

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

**4 rooms, garden**  
Proposition

**392 000 EUR**  
Price with 21% vat.

## Description

This holiday home No. 45 is part of the new luxury resort Lakeside Village, right on the banks of the Lipno. It is located in the last row, in sufficient privacy right next to the forest, at the highest point of the resort, with the most beautiful view of the bay and the Kovářovský peninsula.

The house with a capacity for up to 6 people provides a unique background for recreation for your family and future clients. It is designed in accordance with Šumava architecture and an emphasis on the quality of building materials, it has two bedrooms, a children's room, a bathroom, a separate toilet, a utility room, a large living room with a kitchen and access to a covered terrace with a view of Lipno and access to its own garden. The building includes additional equipment, vinyl floors, underfloor heating, a fireplace and a massive Alpha-wing balcony with an entrance from both bedrooms. The price of the house includes all furniture, equipment, electrical appliances and its own parking space. The adjacent house No. 46 is also for sale.

## Real estate specialist



**Ing. Marek Ertl**  
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The building is part of a complex where a reception, beach bar, wellness and conference hall are available. The complex also has a beach, a boatyard, a pier for 40 boats and a children's playground. There is a caretaker on site who takes care of the management and maintenance of the resort, snow removal and grass cutting. Lakeside Village is an exceptional and attractive resort that has one of the best ratings in Lipno (booking.com) and its popularity and attendance increases every year.

The house for sale has a proven rental history, dozens of positive ratings and good reviews. It generates a stable annual occupancy rate. There is further potential to optimize the interior and exterior to increase footfall and daily accommodation rates.

The location of the largest body of water in the heart of Šumava is attractive at any time of the year. In spring and autumn for cycling, hiking, horse riding or fishing. In the summer, it especially welcomes lovers of water sports and yachting. Winter rules the frozen landscape, ideal for skating, skiing and cross-country skiing. In the surroundings you will find everything you need for recreation, shops, restaurants, cycle paths, slopes, adrenaline park, paintball, marina, water park and more.

Get a new family residence in a private top location by the water in beautiful nature, in the form of an investment with a regular return and long-term appreciation, when tourism in Lipno is growing. We exclusively offer year-round maintenance and rental management of the new property during your absence. We provide complete legal services. The stated price is without VAT.

Contact an investment specialist in the Lipno area for more information, or stop by for a non-binding inspection.

## Parameters

Reference number:	<b>648663</b>	Water:	<b>Water supply</b>
Type:	<b>House, Detached</b>	Floor area:	<b>77 m<sup>2</sup></b>
Ownership:	<b>Personal</b>	Plot size:	<b>252 m<sup>2</sup></b>
Price with 21% vat. :	<b>9 922 000CZK</b>	Energy Class:	<b>B - Very economical</b>
Address:	<b>Frymburk, Frymburk</b>	Balcony:	<b>12.5 m<sup>2</sup></b>
Internet Access:	<b>Wi-Fi</b>	garden:	<b>168 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	Disposition:	<b>4 rooms</b>
		Parking:	<b>Outdoor reserved</b>

## Map





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