



# Newly built family house in a private location near a forest in beautiful countryside



**Horní Planá**  
Location

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

**1368 m<sup>2</sup>**  
Plot size

**5 rooms, garden**  
Proposition

**on request**  
Price

## Description

We present you this exceptional detached house, in a beautiful location in the countryside - Hodňov, Horní Planá.

The newly built homestead is generously designed with a layout of 5 + kk and is divided into two floors. On the ground floor you will find a garage, a vestibule, a bathroom, a separate toilet, a utility room, two bedrooms and a huge living room with a kitchen and access to the terrace. In the attic the space is connected to two more bedrooms, a balcony and a second bathroom. Due to the open gallery and raised ceilings, the house gives a majestic impression full of natural light.

The house boasts portals with panoramic windows that open up breathtaking views of the surrounding landscape, making this property a unique place for nature and tranquility lovers. The large plot of 1368 m<sup>2</sup> provides plenty of space for relaxing and entertaining in the fresh air, whether for garden parties, barbecues or just relaxing in

## Real estate specialist



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





the open air.

The property is now in the advanced construction phase, giving the new owners a unique opportunity to customize the interior and exterior to their own liking and needs. It is a new brick building made of P+D baked ceramic blocks, finished interior plastering, roofing, above-roof insulation, underfloor heating, large format tiles, tiles, preparation for central heating. On the plot there is a private borehole and a three-engine septic tank with filter. Access via municipal paved road.

The project is located by the forest, surrounded by beautiful Sumava scenery, and guarantees not only perfect living, but also a unique recreational experience. In the vicinity there is the Lipenská reservoir, Olšina pond, or the Boletice retreat, where you will have all outdoor activities at your disposal all year round. In nearby Horní Planá all civic amenities are available.

- Luxury new building in an advanced stage of construction
- Top location in privacy and nature
- Possibility to modify according to your requirements
- Large plot
- Recreational activities nearby

This is a unique offer of a house in Lipno. Get your new family residence in a private location in beautiful countryside and contact the investment specialist in Lipno for more information or to arrange a no obligation viewing.

## Parameters

Reference number:	<b>701113</b>	Sewerage:	<b>Septik</b>
Type:	<b>House, Detached</b>	Water:	<b>Own water well</b>
Ownership:	<b>Personal</b>	Floor area:	<b>214.87 m<sup>2</sup></b>
Price :	<b>on request</b>	Plot size:	<b>1368 m<sup>2</sup></b>
Address:	<b>Horní Planá</b>	Energy Class:	<b>C - Economical</b>
Electricity:	<b>Not specified</b>	garden:	<b>1169 m<sup>2</sup></b>
Construction type:	<b>Brick</b>	Disposition:	<b>5 rooms</b>
		Parking:	<b>Garage</b>

## Map





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Exclusive real estate around lake  
Lipno

+420 601 005 006  
[info@lipno-real.com](mailto:info@lipno-real.com)  
[www.lipno-real.com](http://www.lipno-real.com)



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