



🏠 572 m<sup>2</sup> 📄 Zdíkov, Masákova Lhota, Prachatice, South Bohemia Region 💰 29 980 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

Order number	<b>N6477</b>	Price	<b>29 980 000 CZK Including some equipment</b>
Address	<b>Zdíkov, Masákova Lhota, Prachatice, South Bohemia Region</b>	Type	<b>Accommodation</b>
Usable area	<b>572 m<sup>2</sup></b>	Parking	<b>5</b>
Built up area	<b>286 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>3</b>	Number of underground floors	<b>1</b>
Device	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale a stylish design guesthouse with a garden of nearly 2000 sqm and a total land area of 2.272 sqm situated in a beautiful Šumava location overlooking the valley - at the end of the village Masákova Lhota, Zdíkov, district Prachatice. The area is part of the Šumava Protected Landscape Area. The cottage from the middle of the last century has been reconstructed during the last years by the new owners with artistic flair into a family house with accommodation and later into a guesthouse with a garden gazebo with a bar, restaurant and parking. The usable area of the house is 572 sqm with the attic above half of the house, which is nowadays used as a storage room. Surrounding the guest house is a beautiful mature garden of 2,000 sqm without a few meters with a hot tub, a gazebo with bar (48 sqm), a pergola, a garden house and parking. A study for the extension of the guest house is also being prepared, which also includes a bathing biotope. The gazebo is also ideal for weddings. Currently the guesthouse is successfully run and offers six rooms with bathrooms, from the smallest to a family duplex with a loft bedroom. On the ground floor there is a reception area, kitchen, storage, restaurant with shop, café with children's play area, bar and sauna with cloakroom. Upstairs there are individual rooms with bathrooms, each in an original style focused on the aesthetic concept of space, not just expediency. In total, there are 19 beds on offer, which are almost fully occupied all year round. The house is two storeys high, the loft is accessible above the middle of the house and is 1.7 meters high at its highest point. There is also an original stone well with water next to the house - currently unused. Water from the sewage treatment plant is used for the garden. These days the connection to the municipal sewerage system is in progress. The gutters are drained into the existing WWTP and the rainwater from it will continue to be used for watering. It is basemented, the original cellars were not flooded by the new owners and are damp. The house is dry and insulated (facade polystyrene 10 cm, except for the attic). It is heated by a solid fuel boiler and connected to the municipal water supply. The guest house is situated in a beautiful mountain location with excellent accessibility, it is close to the road to Zadov (5 km), which is a popular place for summer and winter sports. There are basic amenities in the village and more are offered by nearby Vimperk (8.5 km). The property can be further used as a guest house or as a luxury private first or holiday home. The surrounding countryside offers opportunities for a wealth of activities throughout the year, but most importantly it offers the tranquility of nature away from the noise of the cities. This is an exceptional property with a good business history. Guided tour recommended.