



🏠 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>N6466</b>	Price	<b>29 980 000 CZK including equipment</b>
Address	<b>Zdíkov, Masákova Lhota, Prachatice, South Bohemia Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>572 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>2 272 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Cellar	<b>Yes</b>		

## About real estate

We offer for sale a stylish design family house on a plot of 2.272 sqm situated in a beautiful Sumava location overlooking the valley - at the end of the village Masáková 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 into a family house with accommodation during the last years by the new owners with artistic flair. The house has its own well, garden (almost 2000 sqm) with pergola, garden gazebo with bar, small playground.

The house is two-storeyed, with a basement and an attic accessible above half of the house. The usable area is 572 sqm and the layout: ground floor - 3 rooms, kitchen, technical and storage rooms and sauna with dressing room; then on the first floor there are 6 bedrooms, one with attic space upstairs for sleeping. The attic is 1.7 meters high at its highest point and is used today as storage space. The cellars were not insulated during the renovations and are damp. The house is dry and is insulated with polystyrene (10 cm), except for the attic. Surrounding the house is a beautiful mature garden of almost 2,000 sqm with a hot tub, a gazebo with bar (48 sqm), a pergola, a garden house and a parking lot. A study has been prepared, which provides for a bathing habitat.

There is also an original stone well with water next to the house - currently not in use. Water from the sewage treatment plant is used for the garden. These days the connection to the municipal sewerage system is in progress. Rainwater is brought to the original WWTP and is still used for watering the garden. The house is heated by a solid fuel boiler and connected to the municipal water supply.

This superior family 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 has been used as a guest house and can continue to serve as a luxury private first or holiday home. The surrounding countryside offers opportunities for a wealth of activities throughout the year, but most importantly offers the tranquility of nature away from the noise of the cities.

This is an exceptional property in a beautiful landscape. We recommend a tour.