



## Sale of an apartment house with two mountain apartments 2+kt, 2+1, on a plot of 843 sqm, Borová Lada



🏠 159 m<sup>2</sup> 📄 Borová Lada, Prachatice, South Bohemia Region 🗄️ on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6240</b>	Price	<b>on request</b>
Address	<b>Borová Lada, Prachatice, South Bohemia Region</b>	Type	<b>Accommodation</b>
Usable area	<b>159 m<sup>2</sup></b>	Parking	<b>No</b>
Low energy	<b>No</b>	Energy performance of the building	<b>C - Economical</b>
Device	<b>Yes</b>	Garage	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer for sale an investment opportunity - an apartment with two separate apartments - ground floor 2+kk of 56 m<sup>2</sup> and attic 2+1 of 64 m<sup>2</sup>. The apartment is located in the left half of a two-apartment building in the heart of the Šumava National Park in the village of Borová Lada. The apartment is adjoined by its own garden of 843 m<sup>2</sup>.

The ground floor apartment 2 + kk with a living area of 56 m<sup>2</sup> with a terrace consists of a kitchen with dining room (23.5 m<sup>2</sup>), bedroom (18.9 m<sup>2</sup>), bathroom with toilet (7.7 m<sup>2</sup>) and hallway (5.7 m<sup>2</sup>). The apartment is connected to a terrace of 30 m<sup>2</sup>.

The 64 m<sup>2</sup> attic apartment consists of a kitchen with dining area (10.4 m<sup>2</sup>), a bedroom (15.8 m<sup>2</sup>), a second bedroom (19.7 m<sup>2</sup>), a bathroom (6.8 m<sup>2</sup>), a separate toilet (1.5 m<sup>2</sup>), a hallway (9.7 m<sup>2</sup>) and an access staircase (4.2 m<sup>2</sup>).

The apartment has a utility room (6.8 m<sup>2</sup>), which is located at the entrance to the house.

The entrance hall (4.8 m<sup>2</sup>) to the building and the sauna with a hallway (9 m<sup>2</sup>) is shared with the second apartment on the right side of the building.

The apartment building was approved in 2015. It is insulated, heating is electric, underfloor heating is installed in the bathrooms and the lower kitchen with dining room. There is a recuperation system in place to ensure sufficient ventilation. The windows are wooden, euro, triple glazed. Water is supplied from the municipal water supply, the building is connected to the sewerage system. Everything is in perfect condition. Internet is routed through the air. The whole apartment is furnished above standard and with sensitivity. The apartments are offered with furnished kitchens and bathrooms. Other furniture is on request. The monthly overhead of both apartments in total is 3.200 CZK.

The apartment is adjoined by its own garden of 843 m<sup>2</sup>. All windows of both apartments lead to the garden.

As part of the sale it is also possible to buy a garage of 18 m<sup>2</sup>, which is in the immediate vicinity of the property.

The property can be partly financed by taking out a mortgage from the seller at the original interest rate of 1.79% with Česká spořitelna. More information will be provided to the serious buyer. The property is suitable for a family as well as an investment opportunity for rentals or a combination of owner-occupation and renting.

The village of Borová Lada is one of the very popular tourist destinations in Šumava. Nearby are the ski resorts of Kvilda, Zadov, Churanov, Mitterdorf, Hochficht and others. There are many cross-country skiing trails for cross-country skiers. There are many opportunities for hiking, cyclists, families with children and strollers. The natural peat bogs - Chalupská Slat, Jezerní Slat, the beautiful nature of Bučina or Knížecký Plain, the Boubínský prales and other corners of Šumava are some of the most beautiful places in the Czech Republic. Bavaria is also very close with other possibilities.