



🏠 127 m<sup>2</sup> 📄 Borová Lada, Prachatice, South Bohemia Region 💰 12 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6240</b>	Price	<b>12 500 000 CZK</b>
Address	<b>Borová Lada, Prachatice, South Bohemia Region</b>	Type	<b>Accommodation</b>
Usable area	<b>127 m<sup>2</sup></b>	Parking	<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 apartment of two separate apartments - ground floor 2+kt of 56 sqm and attic 2+1 of 64 sqm. 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 sqm.

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

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

The apartment has a utility room (6.8 sqm), which is located at the entrance to the house.

The entrance hall (4.8 sqm) to the building and the sauna with a hallway (9 sqm) is shared with the second apartment on the right side of the building.

The apartments can be used separately or combined as a classic cottage with its own garden.

The apartment building was approved in 2015. It is insulated, heating is electric, in the bathrooms and the lower kitchen with dining room installed underfloor. 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, bathrooms. Other furniture is on agreement. The monthly overhead of both apartments in total is 3.200 CZK.

The apartment is adjoined by its own garden of 843 sqm. All windows of both apartments lead to the garden.

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 the Bohemian Forest. 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 Plainy, 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.