

## Apartment One bedroom

44 m<sup>2</sup> Vacov, Javorník

700 € per month



Layout  
**One bedroom**

Area  
**44 m<sup>2</sup>**

Parking  
**1x covered**

Are you longing for a cozy vacation apartment for yourself or your family without having to spend millions on acquiring such a property?

We have the perfect solution for you!

Bařovna is the ideal all-year-round place for anyone wishing to spend their free or work time qualitatively in peace and nature.

Long-term rental of a fully equipped apartment with all the amenities is what we offer.

Bařovna (also known as Bařa's House) is located in the heart of the řumava village Javorník, right next to the forest.

Apartment A5, with a 2+kk layout (1+kk + a sleeping loft) spanning 44 m<sup>2</sup>, features a living room with a fully equipped kitchenette including all appliances, built-in wall unit with a smart TV, comfortable sofa bed, and a dining table with chairs. The apartment also has a spacious bedroom in an open gallery with a double bed, an additional single bed, and a built-in wardrobe. On the lower floor

<b>Price</b>	700 €
<b>Floor area</b>	44 m <sup>2</sup>
<b>Floor</b>	2
<b>Parking</b>	1x covered
<b>Building energy rating</b>	G

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of the apartment, there is a bathroom with a shower and toilet.

The entire apartment has underfloor heating.

Rent: 18,000 monthly + a service deposit of 2,500 monthly (water, electricity, heating, internet).

The original Baťovna, built in 1940-1941 by Baťa company (Jan Antonín Baťa), once served as a trade site. In the following decades, it became a popular meeting place and served as a restaurant.

The new Baťovna has all the elements of modern living, which seamlessly integrates with the original stone foundations, original timber cladding, etc.

Baťovna has retained its charm and character thanks to several years of sensitive reconstruction, where different materials such as stone, glass, metal, architectural concrete, and especially wood are combined in the interior.

Baťovna lodge underwent a complete renovation, all apartments are brand new and fully furnished with timeless furniture and quality appliances.

What the facility offers: sauna, cooling pool, outdoor shower, covered parking, outdoor grill and fire pit, ski storage, laundry, bike storage, storage spaces...

About the location: You will find picturesque landscapes and untouched nature in the Šumava, in the village of Javorník at an altitude of 1065 meters above sea level.

Javorník is an all-year-round recreational center with opportunities for active enjoyment for individuals and families.

Directly in the village, there is a ski lift, an observation tower, a chapel, bike trails, entry to cross-country ski trails, two restaurants, and in the neighboring village, a popular natural swimming pool.

Within driving distance are the Zadov ski resort, a rope center, or the Šumava National Park...

Given that the owner of Baťovna has many years of experience in restoring historic properties and building new modern residences, he wanted to apply his skills to a place that captivated and touched his heart from the beginning.

We believe that the genius loci of this beautiful place will breathe on you too.

## VÁŠ MAKLEŘ



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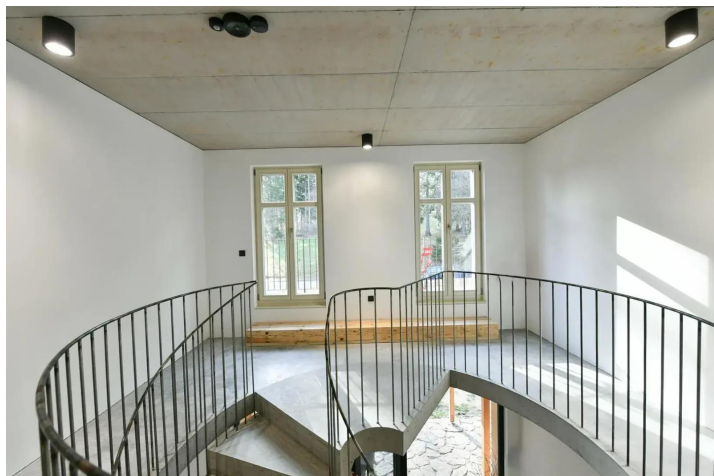
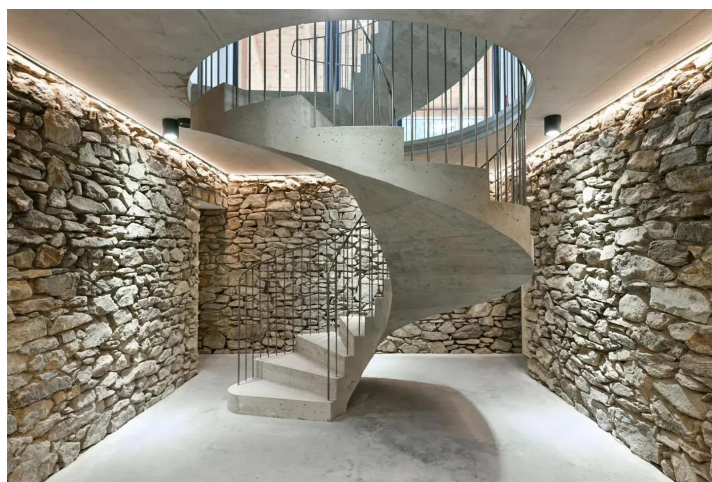
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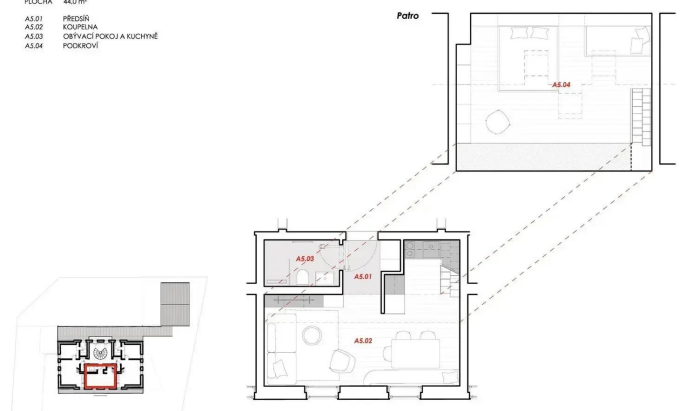
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## apartmán A5

PLOCHA 44,0 m<sup>2</sup>  
A5.01 PŘEDSÍŇ  
A5.02 KOUPELNA  
A5.03 OBÝVACÍ POKOJ A KUCHYŇE  
A5.04 POKROVÍ



**Batovna**