



🏠 518 m<sup>2</sup> 📄 Zahorčice, Strakonice, South Bohemia Region 📁 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6973</b>	Price	<b>on request</b>
Address	<b>Zahorčice, Strakonice, South Bohemia Region</b>	Type	<b>Accommodation</b>
Usable area	<b>518 m<sup>2</sup></b>	Parking	<b>5</b>
Built up area	<b>442 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>2</b>	Device	<b>Yes</b>
Garage	<b>3</b>	Lift	<b>No</b>

## About real estate

We offer a unique countryside residence with a garden and a bio-pool in the foothills of the Šumava Mountains. It has undergone a perfect craftsmanship and artistic reconstruction, the result of which is a breathtaking "replica" of rural buildings from the 19th century. The property is located on the outskirts of the village of Zahorčice, 12 km south of Strakonice, in an undulating landscape of meadows and mushroom forests. The first mention of the house dates back to the year 1500.

It is a stylish eco-recreation facility being offered including complete antique and modern furnishing and luxurious interiors made of hand-crafted oak. The offer also includes full equipment, from luxurious bed linen made of purely natural materials to all kitchen utensils or appliances. The property is perfect for short-term rentals, luxury corporate events or the organization of exceptional weddings.

The land area is 1,483 m<sup>2</sup>, of which 1,041 m<sup>2</sup> is a garden with a bio-pool and a well (50 m). There are two fully habitable buildings with a total usable area of 518 m<sup>2</sup>, of which the living area is 328 m<sup>2</sup>. The first is to be used for accommodation - four bedrooms (two of which are loft), three living rooms (one with a fireplace), a modern kitchen with the traditional oven, two luxurious bathrooms in chipped travertine with a massage bath for two people. The second is divided into two parts: the first is a social hall with a kitchen, an indoor grill, a dining room for 15 (or more) people and a wellness area with a fireplace, infra-sauna and whirlpool, and the second is an open hall with the possibility of use as a gallery, dance hall or parking garage. There are other outdoor parking spaces in front of the gate. The garden with rare trees offers complete privacy. By the swimming pool with foam filtration there is a pergola with an oak table.

The reconstruction took place in 2022-24 using only natural materials: oak, stone, traditional reed thatch (Austria), brick, hand-made blacksmithing. There is new plumbing and radiators in copper, full insulation, thatched roof with excellent performance, new chimneys, and more.

High-end appliances (A+++ ) are all with an extended warranty: Vaillant heat pump, industrial air conditioning units with Panasonic heating, Oase biotec pool filtration, Smeg appliances, sanitary facilities incl. Swiss Aqua Technologies, complete Jablotron system. Wastewater treatment plant capacity - 12 people (at one time or more), all fully automatic.

The location of the Šumava foothills offers natural beauty all year round as well as unique cultural places in the vicinity - Mlýn Hoslovice, the oldest waterworks in the Czech Republic with a rich program of Czech traditions, or cultural towns such as Volary, Volyně, Nepomuk and Hoštice. Within a 15-minute drive, you can reach Zadov or Strakonice. From Prague, the journey takes an hour and three quarters, after completing D4 even less.

The property is not protected as a cultural monument.

Do not hesitate to contact us for more information.