



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>N6972</b>	Price	<b>on request</b>
Address	<b>Zahorčice, Strakonice, South Bohemia Region</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>518 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 483 m<sup>2</sup></b>
Built up area	<b>442 m<sup>2</sup></b>	Garden area	<b>1 041 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>	Parking	<b>5</b>
Garage	<b>3</b>	Terrace	<b>80 m<sup>2</sup></b>
Swimming pool	<b>3 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer a completely renovated country residence in the foothills of the Šumava Mountains. Perfect craftsmanship reconstruction gave birth to a breathtaking "replica" of a country house from the 19th century. This absolutely unique property is located on the outskirts of the village of Záhřebice, 12 km south of Strakonice, in an undulating landscape of meadows and mushroom forests. It was mentioned as early as around 1500 and in the initial numbering in Strakonice the house was given the number 1.

It is a natural, eco-sustainable and maximally maintenance-free living or recreational facility, whose value is enhanced by its high-end interiors of hand-finished oak, antique and modern furniture and state-of-the-art technical facilities.

The plot area is 1,483 sqm, of which 1,041 sqm is garden. On the plot there are two generous, fully habitable outbuildings with a total usable area of 518 sqm, of which 328 sqm is habitable. Both buildings are perfectly technical and crafted, each with its own concept. One designed for permanent or holiday living with a modern kitchen with traditional oven and folding oak table, three rooms, fireplace, four bedrooms (two loft), two luxurious bathrooms in chipped travertine with a spa bath for two people. The second (the original barn) is divided into two ridge-like open spaces: one is a social hall with full kitchen and grill, dining room for 15 people (or more) and spa with fireplace, infra-sauna and jacuzzi, and the other is a hall with the possibility of being used for parking 3 cars or as a gallery, etc.

The garden is bordered by an oak fence with stone base and hand wrought features. Rare trees and plants are planted. At the bio-pool with foam filtration there is a pergola with an oak table. The garden architecture includes terraces made of handmade oak blocks.

Fortel's renovation was carried out in 2022-24 using only natural materials: oak, stone, traditional reed thatch (Austria), brick, sea split travertine, hand-forged metalwork. New wiring and bespoke radiators (all in copper), oversized insulation, thatched roof with excellent summer and winter performance, new chimneys, hand crafted artisan features. Professional and artistic supervision was on site throughout the renovation, photo-documentation is available.

Heating - heat pump. New high-tech and items are all in cat. A+++ with extended warranty: heat pump Vaillant, industrial air conditioning units with heating Panasonic, pool filtration Oase biotec, appliances Smeg, sanitary incl. Swiss Aqua Technologies, complete Jablotron system. Capacity of WWTP - 12 persons (at times or more), all in full automation.

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

The property is not protected as a cultural monument.

For more information please contact us.