



🏠 1 114 m<sup>2</sup> 📍 Hluboká nad Vltavou, České Budějovice, South Bohemia Region 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7355</b>	Price	<b>on request</b>
Address	<b>Hluboká nad Vltavou, České Budějovice, South Bohemia Region</b>	Type	<b>Houses</b>
Category	<b>Monument/Other</b>	Usable area	<b>1 114 m<sup>2</sup></b>
Number of rooms	<b>Atypical</b>	Land area	<b>3 950 m<sup>2</sup></b>
Garden area	<b>2 000 m<sup>2</sup></b>	Energy performance of the building	<b>D - Less economical</b>
Device	<b>Partly</b>	Terrace	<b>300 m<sup>2</sup></b>
Cellar	<b>Yes</b>	Swimming pool	<b>Yes</b>
Year of construction	<b>1560</b>		

## About real estate

We offer for sale a unique family chateau in the picturesque countryside near České Budějovice. This mansion with a deep history has been very sensitively renovated using the most modern and economical technologies. The Renaissance chateau now serves as a luxury family residence. Thanks to the use of ground-source water-to-water heat pumps, its operation is so economical. In the whole complex, given its size and area, the total costs for heating, electricity and water consumption are comparable to a family house in Prague. It is therefore a completely unique offer on the Czech market.

The complex has been completely renovated and repaired in 2016 - 2024 to the approximate historical appearance of a Renaissance chateau with an emphasis on the implementation of all elements of today's modern, comfortable and economical living, in first-class quality, and with maximum preservation of the historical character of the buildings and historical details of the interiors.

The property consists of a main castle-style square building with a typical Baroque roof and Renaissance chimneys, and around the courtyard are other buildings: carriage house/garage, stables/apartments, barn. The grounds are largely surrounded by a massive stone wall. The entrance to the park-like and architecturally landscaped castle courtyard is closed by a high metal automatic gate.

A tree-lined path leads from the main building to the central courtyard, around which the former outbuildings are concentrated. A large heated ceramic swimming pool with chlorine-free filtration, counter-current and water heated by a separate heat pump is situated next to the modernised former chateau barn.

The courtyard ends with a small park around an old stocked pond (400 m<sup>2</sup>) lined with mature trees, with a pier and seating by the fireplace with barbecue. There is also a water house for summer accommodation.

On the ground floor of the main chateau building, a modern glass vestibule leads through a historicist security door into the entrance hall, from which a staircase leads to the gothic vaulted cellar. To the left of the entrance hall is the oldest part of the building, the living gothic hall with fireplace. To the right we enter the generously proportioned castle kitchen with an impressive central island with a slab of Brazilian granite. Next to the kitchen is a dining room for 8 people and a library with a built-in security safe. Adjoining the kitchen is a spacious and fully equipped laundry room. The floors on the ground floor are paired historic brick tiles with underfloor heating. The total area of the ground floor is 170 m<sup>2</sup>. A Renaissance staircase leads from the ground floor to the first floor with a large central hall divided into two residential wings. The layout of each wing comprises separate bedroom suites, equipped with comfortable bathrooms with heated floors with toilets, bidets, showers, bathtubs and washbasins. Bathroom ceramics throughout are premium Villeroy & Boch. The master bedroom has two large walk-in closets. The floors here are the original historic hardwood floors. The total area of the second floor is 180 m<sup>2</sup>. A staircase leads from the upstairs hall to the attic (125 m<sup>2</sup>), which is designed as an open space. The acknowledged baroque roof truss is 6 metres high at the ridge, the space is insulated, heated and air-conditioned in summer by heat pumps.

Stylish ceramic switches and sockets in colour matching with the historicizing grey-blue paint of the original Renaissance doors and frames, energy-saving night lighting with positional façade lights, mullioned windows with triple glazing, fully automated thermal operation using the most economical water-to-water heat pump heating systems.

In the courtyard, the original castle coach house has been adapted and equipped as a garage with two spacious automatic sectional doors for convenient parking of four cars. Opposite the garage is the castle barn renovated into two separate boutique guest suites with private bathrooms and toilets.

The large castle barn serves as an open space for relaxation and entertainment of the owners (private parties, openings, presentations, concerts). There is a large professionally equipped bar with a bar, pizza oven and electric grill. The space is equipped with its own stage with a complete sound system, lighting equipment and video projection. Total seating capacity up to 60 seats. Heating is provided by a powerful wood-burning hot-air stove.

Other modern amenities include: centrally controlled wifi audio system, high quality fixed internet high speed connection with central 5G wifi network for the whole complex, outdoor camera system with motion sensors including fire sensors, new high

capacity electrical connection, new water installations, sewerage led to its own environmentally friendly automated sewage treatment plant. All green lawns are irrigated by a Hunter automatic irrigation system fed via pumps with water from its own historic well.