



For sale an unique reconstructed residential mansion, 1 114 sqm, land plot 3 950 sqm



1 114 m<sup>2</sup> Veselí nad Lužnicí, Tábor, South Bohemia Region on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |  |                      |                            |
|------------------------------------|--|----------------------|----------------------------|
| Order number                       | <b>N6577</b>   | Price                | <b>on request</b>          |
| Address                            | <b>Veselí nad Lužnicí, Tábor, 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>                             | Low energy           | <b>No</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 completely unique historical chateau in the picturesque countryside near České Budějovice. This historic mansion with a deep history of a Renaissance chateau converted into a Baroque parsonage is very sensitively reconstructed as a historic family residence equipped with the latest technology thanks to the refined and aesthetic approach of the owners. Its operation is as economical as possible thanks to the use of the latest ground source heat pump technology. In the whole complex, given its size and area, the total cost of heating, electricity and water consumption is comparable to that of a typical family house in Prague. It is therefore an absolutely unique offer on the Czech market.

In the years 2016-2023, the entire landholding was completely reconstructed and repaired to approximate the shape of a Renaissance castle with an emphasis on the implementation of all elements of today's modern, comfortable and economical living, in first-class quality, and with the maximum preservation of the historical character of the buildings and historical details of the interiors. And this despite the fact that the castle building is not protected as a monument.

The property is mostly surrounded by a massive stone wall. The entrance to the park-like and architecturally landscaped castle courtyard is closed by a discreet high metal automatic gate. The front formal garden is planted with flowering perennials and shrubs and features water fountains and ponds as well as Italian outdoor period furniture. On the other side of the castle, there is a ceramic pool by the castle barn. The courtyard ends with a small park around an old stocked pond (400 sqm) lined with mature trees, with a jetty and seating by the fireplace with a grill.

On the ground floor of the main castle building, you enter the entrance hall from the glazed vestibule through the historical security door, from which the staircase leads to the Gothic vaulted cellar.

To the left of the entrance hall is the oldest part of the building, the Gothic living room with a fireplace. To the right you enter the generously designed castle kitchen with an impressive central island with a Brazilian granite top. Next to the kitchen is a library with a built-in security safe. A spacious and fully equipped laundry room adjoins the kitchen.

The floors on the ground floor are of paired historic brick paving with underfloor heating. The total area of the ground floor is 170 sqm.

The Renaissance staircase leads from the ground floor hall to the upper floor with a spacious central hall divided into two living wings. In terms of layout, each wing has separate bedroom apartments, equipped with comfortable bathrooms with heated floors with toilets, bidets, showers, bathtubs and sink cabinets. The bathroom ceramics are in the premium design. The master bedroom has two large walk-in closets (especially men's and women's). The floors here are original historical ones made of solid wood. The total area of the second above-ground floor is 180 sqm.

From the hall on the first floor, a staircase leads to the attic (125 sqm), which is designed as an open space. The recognized baroque roof is 6 meters high at the ridge, the space is insulated, heated and air-conditioned in the summer with heat pumps. The space can be used as a large study, studio, playroom, relaxation zone, or even a man cave.

Other buildings on the property include the original castle carriage house, adapted as a garage with two automatic sectional doors for convenient parking of four passenger vehicles; and on the opposite side of the land, the castle barn with two separate boutique inn apartments with their own bathrooms and toilets. Furthermore, there is a separate toilet with a shower and a sink for visitors to the pool, pond and outdoor areas.

As a counterpoint to the castle building, the courtyard is closed at the end of the axis of the connecting tree line by a large building, the castle barn, which features a glass gate. It serves as an open space for relaxation and entertainment (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 podium with complete sound system, lighting equipment and video projection with a large screen. Total seating capacity up to 60 seats (215 sqm).

The castle is outfitted with stylish ceramic switches and sockets matching the historic gray-blue coating of the original Renaissance doors and frames, exterior economical night lighting with positional facade lights, casement windows with insulating triple glazing, fully automated thermal operation with the help of the most economical heating systems of water-to-water heat pumps (all year round in the whole house excellent thermal comfort), centrally controlled Wi-Fi audio system, high-quality fixed high-speed Internet connection, outdoor security camera system with motion sensors including fire sensors, new high-capacity electrical connection, new plumbing, sewage routed to the house's own ecological wastewater treatment plant, and all green grass areas are irrigated by an automatic Hunter brand irrigation system supplied via pumps with water from its

own historic well.

The history of the castle dates back to the middle of the 13th century. At that time, an early Gothic manor fortress of the lower nobility related to the Rosenbergs was built here, which was later further expanded. At the beginning of the 16th century, it was rebuilt into a Renaissance castle, which was transformed into a rectory in the 18th century in the Baroque style. During the period of socialism, the area was used by state institutions and an agricultural cooperative. In the 1950s, the building was therefore removed from the register of historical monuments and is not a listed building.