



1 114 m<sup>2</sup> Hluboká nad Vltavou, České Budějovice, South Bohemia Region 69 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	<b>N7820</b>	Price	<b>69 900 000 CZK</b>
Address	<b>Hluboká nad Vltavou, České Budějovice, South Bohemia Region</b>	Type	<b>Commercial</b>
Category	<b>Accommodation</b>	Usable area	<b>1 114 m<sup>2</sup></b>
Energy performance of the building	<b>D - Less economical</b>	Device	<b>Partly</b>
Year of construction	<b>1560</b>		

## About real estate

On the border between a dreamlike fairy tale and modern reality, we offer for sale an exceptional Renaissance chateau near České Budějovice. The sale includes a magnificent historic castle building with five bedrooms and stunning interiors, two additional boutique apartments in a separate building, an outdoor heated pool with a counter-current system, a private pond with a park and a water lodge intended for summer accommodation, a castle barn with a capacity of up to 70 seats, excellently adapted for all types of events (celebrations, art openings, lectures, concerts), a separate historic garage for four cars, a French herb and flower garden with ornamental ponds, a pergola rose garden, and a courtyard with a central artistic sculpture. Everything is meticulously styled with taste, a sense of history, and of the highest quality. Currently, there is no comparable offer on the real estate market.

From 2016 to 2023, the entire estate underwent a comprehensive renovation that restored the beauty of the Renaissance residence. Every detail of the renovation was carried out with respect for the historical legacy, although the building is not protected as a heritage site. At the same time, all elements of luxurious modern living were implemented, ensuring above-standard comfort and energy efficiency.

The estate is majestically enclosed by a massive stone wall, providing privacy and exclusivity. The entrance to the castle courtyard is guarded by an impressive automatic metal gate. The front part of the property features an elegant formal garden. By the castle barn, there is a ceramic pool with automation and a counter-current system. The courtyard surrounded by buildings with a central steel sculpture seamlessly transitions into an intimate park surrounding the stocked pond, lined with mature trees, with a pier and stylish seating by a fire pit with a grill.

The former castle carriage house now serves as a spacious garage for four cars. Opposite it is the castle stable, converted into two separate boutique guest apartments, each with its own bathroom. There is also a separate toilet with a shower for visitors to the outdoor areas.

At the end of the tree-lined alley, as a majestic counterpart to the main castle building, stands a grand castle barn with a striking modern glazed gate. This multifunctional space of 215 sqm serves for relaxation and entertainment. The highlight is a professionally equipped bar with a tap, pizza oven, and grill. The space has its own stage with full sound, lighting technology, and video projection. The total seating capacity reaches 60-70 seats.

The entrance to the main castle building consists of a glass vestibule with historically styled security doors leading to a representative hall. From here, stairs descend into an authentic Gothic cellar vaulted with a barrel vault. To the left of the entrance hall is the oldest part of the castle, a Gothic hall with an impressive fireplace. To the right, you will find a spacious dining room and a generously designed kitchen with a dominant island made of Brazilian granite. In the same wing is the library and a fully equipped laundry room. The ground floor covering 170 m<sup>2</sup> features paired historic brick flooring with comfortable underfloor heating.

A Renaissance staircase leads from the ground floor hall to the upper floor with a spacious central hall dividing the building into two wings. In each wing are luxury bedroom suites with private bathrooms equipped with premium fittings by Villeroy & Boch. The master bedroom has two spacious walk-in closets (separate men's and women's). The floors of the second floor, covering 180 m<sup>2</sup>, are original refurbished oiled solid wooden planks.

From the upstairs hall, stairs lead to a vast attic (125 sqm) conceived as an open space. The exposed Baroque roof truss, reaching 6 meters at the ridge, creates a breathtaking atmosphere. The space is fully insulated, heated, and air-conditioned in summer. It can serve as an impressive office, studio, playroom, or exclusive relaxation zone, or can be simply divided into two additional rooms/bedrooms with facilities.

The chateau is equipped with stylish ceramic switches and sockets, whose colors correspond with the historic gray-blue finish of the original Renaissance doors. The exterior is lit by energy-saving façade position lights; windows are sash with insulated triple glazing. Thermal comfort is ensured by a fully automated water-to-water heat pump system. There is a centrally controlled Wi-Fi audio system and high-speed internet connection. Security is maintained by an outdoor camera system with

motion and fire detectors. The chateau has a new high-voltage electrical connection, new electrical wiring, modern water mains (connected to the public network), and its own ecological automated wastewater treatment plant. Lawn irrigation is ensured by an automatic system fed by water from a Gothic well.