



817 m<sup>2</sup>

Orlík nad Vltavou, Staré Sedlo, Písek, South Bohemia Region

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6152	Price	Sold
Address	Orlík nad Vltavou, Staré Sedlo, Písek, South Bohemia Region		Accommodation
Usable area	817 m <sup>2</sup>	Parking	No
Offer status	Sold	Floor area	630 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Device	Partly
Garage	1	Lift	No

## About real estate

We offer for sale a four-storey commercial building with an adjacent garden, located in the village of Orlík nad Vltavou, in close proximity to the sought-after Orlík dam and the eponymous castle from the 13th century. The house is intended for reconstruction and offers the possibility of flexible reconstruction according to your wishes and usability, one of the options is an apartment house with wellness. The total usable area is 817 sqm and the house has a plot of 1238 sqm.

In the basement (167 sqm) there are cellars, storage rooms and technical facilities. On the first floor (202 sqm) there is a commercial space, offices and sanitary facilities. The second floor (194 sqm) comprises a total of four separate apartments, each with its own kitchen, bathroom and toilet. On the top floor there is a spacious loft space (234 sqm) for the possible construction of additional apartments. A separate garage (20 sqm) is also included.

Current layout:

Basement - technical and storage space 167 sqm

Separate garage - 20 sqm

1st floor - commercial space and sanitary facilities 202 sqm

2nd floor - apartments 194 sqm

3rd floor - attic space 234 sqm

Heating is provided by an electric boiler, heating by an electric boiler. The interesting layout and dimensions of the interior spaces offer the possibility of change in accordance with the owner's intentions so that the property fully meets all modern requirements.

The village of Orlík nad Vltavou is located in southern Bohemia, in the northern part of the district of Písek and on the left bank of the Vltava River and the Orlík dam. It took its name thanks to the 13th century castle, which is a cultural monument and stands on a cliff. The large English-style castle park is also beautiful. Nice surroundings, diverse possibilities for hiking, cycling, water sports and fishing. The current construction of the D4 motorway will provide excellent transport accessibility from Prague.