



5 100 m<sup>2</sup>

Vršovice, Louny, Ústí nad Labem Region

15 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7679	Price	15 000 000 CZK
Address	Vršovice, Louny, Ústí nad Labem Region	Type	Commercial
Category	Other	Usable area	5 100 m <sup>2</sup>
Device	No	Lift	No
Year of construction	1628		

## About real estate

We are offering for sale a unique castle complex in Vršovice, with a total land area of 15,805 m<sup>2</sup>, including greenery and built-up areas. The total floor area of the buildings is approximately 5,000 m<sup>2</sup>. The castle, accompanied by three outbuildings, is situated in the southern part of the village of Vršovice (Louny District), in a picturesque bend of the Ohře River, offering an ideal opportunity for commercial use.

The largest of the outbuildings, with a usable area of approximately 2,000 m<sup>2</sup>, has already been partially renovated. Its layout is designed for civic amenities—suitable, for example, for accommodation or healthcare facilities. The remaining buildings on the premises (a granary and a stable) are also designated for civic use. The expansive vaulted ground-floor spaces offer great potential for a restaurant, conference halls, fitness studio, and spa. Preparations have been made for an impressive swimming pool. The attic spaces with bay windows can be converted into hotel rooms or apartments.

The main castle building, located opposite the entrance and flanked by the outbuildings, has a four-winged layout with a central square courtyard.

The entrance is topped by a small tower with a Baroque onion dome. The curved, stepped gables on the corners of the front façade reflect late Renaissance and early Baroque design elements.

The castle was built with great care, primarily from sandstone blocks and partly from rubble masonry. The courtyard arcades and the vaults of the north and west wings (partially preserved today) were added during Baroque renovations using brick.

The entrance passage and the rooms on the ground floor of the north wing are barrel-vaulted. On the right side of the entrance passage were once the gatekeeper's room and the dungeon. According to a 1663 description, the ground floor had eight rooms, including a well-preserved unique black kitchen, and the basement contained three vaulted cellars. An underground icehouse is still accessible, once used to store ice year-round for food preservation.

The upper floor featured an antechamber, a chamber and storage room, a living room with a closet, a study, a large dining room, and the Chapel of the Holy Cross, which projects out from the façade. The stucco ceilings were decorated with frescoes. Behind the dining room, there were additional unfinished and unfurnished rooms. Under the shingle roof, there were nine rooms designated for servants.

In the years 1735–1736, owner Ludwig George of Baden had the castle extended, divided the old palace, furnished all 22 rooms, and repaired the entire structure.

Many remarkable architectural elements have been preserved, including early Baroque doors, wooden ceilings, floors, staircases, half-timbered walls, profiled wooden door frames, and some original exterior and interior plasters, including remnants of stucco decoration on the upper floor.

Historical records first mention a fortress on the site of today's castle in 1419. It once stood on an island surrounded by branches of the Ohře River, which served as part of its defense. The Vršovice Castle was built in the 1620s, when the estate was acquired in 1622 by Wulf Ilburk of Vřesovice, who rebuilt the fortress into a castle.

At that time, a courtyard surrounded by farm buildings was added in front of the castle. Above the main portal, he placed his alliance coat of arms. Since then, several noble families have owned Vršovice, including the Lobkowicz and Černín-Baden families. By the late 18th century, the castle was no longer used as a residence. Both the Baden and later the Schwarzenberg families used it mainly for pheasant hunting, with the surrounding lands serving as game preserves. The Schwarzenbergs owned the castle until 1924, when it became part of a residual estate as part of the land reforms.

After 1945, the castle became property of the Local National Committee in Vršovice, which converted it into apartments and used the grounds for agricultural purposes. Since 1989, the castle has been privately owned.

The property is a registered cultural monument.