



🏠 1 114 m² 📄 Hluboká nad Vltavou, České Budějovice, South Bohemia Region 📦 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|----------------------|--|------------------------------------|----------------------------|
| Order number | N7355 | Price | on request |
| Address | Hluboká nad Vltavou, České Budějovice, South Bohemia Region | Type | Houses |
| Category | Monument/Other | Usable area | 1 114 m² |
| Number of rooms | Atypical | Land area | 3 950 m² |
| Garden area | 2 000 m² | Energy performance of the building | D - Less economical |
| Device | Partly | Terrace | 300 m² |
| Cellar | Yes | Swimming pool | Yes |
| Year of construction | 1560 | | |

About real estate

We offer for sale a unique family castle in a picturesque landscape near České Budějovice. This estate, with a deep history, has been very sensitively and comprehensively reconstructed using the latest and most energy-efficient technologies. The Renaissance castle now serves as a luxury family residence. With simple modifications, it can be used as a company headquarters or commercially for training, courses, workshops, seminars, etc. Its operation is maximally energy-efficient due to the use of geothermal heat pumps with a water-to-water system. Despite the size and area of the estate, the total costs for heating, electricity, and water consumption are comparable to those of a family home in Prague. Therefore, this is a truly unique offer on the Czech market.

The estate was completely reconstructed between 2016 and 2024, restored to resemble a Renaissance castle, while incorporating all the elements of modern, comfortable, and energy-efficient living, all in top quality, and maintaining the historic character of the buildings and interior details.

The property consists of the main castle building, a rectangular structure with a typical baroque roof and Renaissance chimneys, surrounded by additional buildings around the courtyard: a carriage house/garage, a stable/apartments, and a barn. The estate is largely enclosed by a massive stone wall. The entrance to the park-like and architecturally designed castle courtyard is through a high automatic metal gate.

A large heated ceramic pool with chlorine-free filtration, counter-current, and a separate heat pump for water heating is located next to the modernized former castle barn. The courtyard ends with a small park around an old stocked pond (400 m²) surrounded by mature trees, with a pier and seating area by a fire pit with a grill. A water house for summer accommodation is also located here.

The ground floor of the main castle building features an entrance hall with security doors leading from a modern glass vestibule, from which a staircase leads down to a gothic vaulted cellar. To the left of the entrance hall is the oldest part of the building, a gothic living room with a fireplace. To the right, we enter the generously designed castle kitchen with an impressive central island made of Brazilian granite. Next to the kitchen is a dining room for 8 people and a library with a built-in safe. A spacious and fully equipped laundry room adjoins the kitchen. The floors on the ground floor are made of paired historic brick tiles with underfloor heating. The total floor area of the ground floor is 170 m². A Renaissance staircase leads from the ground floor to the first floor, which consists of a large central hall divided into two living wings. Each wing contains separate bedroom suites, equipped with comfortable bathrooms with heated floors, toilets, bidets, showers, bathtubs, and washbasin cabinets. The bathroom ceramics are all premium quality from Villeroy & Boch. The master bedroom has two large walk-in closets (one for men, one for women). The floors are made of original solid wood from the historical period.

The total area of the second floor is 180 m². From the hall on the second floor, a staircase leads to the attic (125 m²), which is designed as an open space. The exposed baroque truss has a height of 6 meters at the ridge, and the space is insulated, heated, and air-conditioned in summer by heat pumps. This space can be used as a large office, studio, playroom, lounge, or man cave.

In the courtyard, the original castle carriage house has been converted into a garage with two spacious automatic sectional doors for convenient parking of four cars. Opposite the garage, the castle stable has been converted into two separate boutique guest apartments with their own bathrooms and toilets.

The large castle barn serves as an open space for relaxation and entertainment for the owners (private parties, vernissages, presentations, concerts). It includes a large professionally equipped bar with a tap, pizza oven, and electric grill. The space is equipped with its own stage, full sound system, lighting equipment, and video projection with a large screen. The total seating capacity is up to 60 people (215 m²). Heating is provided by powerful wood-burning stoves.

Other modern equipment includes: a centrally controlled wifi audio system, high-speed internet with a dedicated 5G wifi network for the entire estate, an outdoor camera system with motion sensors and fire alarms, a new high-capacity electrical connection, new plumbing installations, and sewage is directed to its own automated ecological wastewater treatment plant.

All green lawn areas are irrigated by an automatic irrigation system by Hunter, powered by water from its own historical well.

The property is not under heritage protection.