



1 114 m<sup>2</sup> Hluboká nad Vltavou, České Budějovice, South Bohemia Region 72 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7355</b>	Price	<b>72 800 000 CZK</b>
Address	<b>Hluboká nad Vltavou, České Budějovice, 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>	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

The sale includes the historic manor house with five bedrooms and tastefully appointed interiors, two boutique guest apartments in a separate building, a heated outdoor swimming pool with a counter-current system, a private pond surrounded by a landscaped park, and a waterside guest house perfect for summer accommodation. The estate also features a renovated manor barn with a capacity of up to 70 guests, meticulously designed for events such as celebrations, exhibitions, lectures, or concerts. In addition, there is a separate garage for four cars, a French-style herb and flower garden with ornamental ponds, a romantic pergola rose garden, and a courtyard adorned with a central sculptural artwork.

Every detail of this estate has been executed with exceptional taste, a deep respect for historical heritage, and a focus on the highest quality, integrating the latest in modern technology. On today's real estate market, few properties offer such a refined combination of grandeur, comfort, and uniqueness.

Between 2016 and 2023, the entire estate underwent a complete renovation that restored the beauty of a Renaissance residence. Though not protected as a cultural monument, all restoration work was carried out with great attention to historical authenticity, while implementing modern elements of luxury living and high energy efficiency.

The estate is enclosed by a solid stone wall that enhances its stately presence and guarantees privacy. Access to the manor courtyard is secured by an automatic wrought-iron gate. Next to the manor barn lies a ceramic swimming pool with counter-current. The courtyard, framed by the surrounding buildings and centered around a modern steel sculpture, seamlessly transitions into a private park with a fish-stocked pond, mature trees, a wooden pier, and a stylish fire pit with grill.

The former carriage house now serves as a spacious garage for four vehicles. Opposite it, the former stables have been converted into two fully equipped boutique guest apartments, each with its own bathroom. A separate restroom with shower serves outdoor visitors.

At the end of a tree-lined alley, positioned as a counterpart to the main manor house, stands a modern manor barn with a striking glass façade. This multifunctional space of 215 m<sup>2</sup> offers a stylish venue for leisure and entertainment. Its highlights include a professionally equipped bar, beer tap, pizza oven, and grill, along with a stage featuring full audio, lighting, and video projection equipment. Seating capacity accommodates 60–70 guests.

The entrance to the main house features a glazed vestibule with security doors leading into a grand reception hall. From here, a staircase descends into an authentic Gothic cellar. To the left lies the oldest part of the manor — a Gothic hall with an impressive fireplace. To the right is a spacious dining room and a generously designed kitchen with a central island made of Brazilian granite. This wing also includes a library and a fully equipped laundry room. The 170 m<sup>2</sup> ground floor is covered in jointed historic brick flooring with underfloor heating.

A Renaissance staircase leads from the ground floor to the upper level, where a large central hall divides the house into two wings. Each wing features a luxurious bedroom with en-suite bathroom, outfitted with premium Villeroy & Boch fixtures. The master suite includes separate walk-in wardrobes for him and her. The 180 m<sup>2</sup> first floor boasts original refurbished hardwood flooring.

From the upstairs hall, a staircase leads to a spacious attic (125 m<sup>2</sup>) designed as an open-plan loft. With exposed Baroque roof beams reaching six meters in height, the space offers a breathtaking atmosphere. Fully insulated, heated, and air-conditioned in summer, it is ideal as an office, studio, game room, or exclusive relaxation zone. Alternatively, it can easily be divided into two additional bedrooms with bathrooms.

The manor is equipped with stylish ceramic switches and sockets, color-matched to the historically inspired blue-grey paint of the original Renaissance doors. The exterior is illuminated by energy-efficient façade lighting. Windows are casement style with triple-glazed insulation. Heating is provided by a fully automated water-to-water heat pump system. A centrally controlled Wi-Fi audio system and high-speed internet ensure modern comfort. Security is maintained through an outdoor camera system with motion and fire sensors. The estate features a new high-voltage electrical connection, modern wiring and plumbing

connected to the public water main, and a private, eco-friendly automated wastewater treatment plant. Lawn irrigation is handled by an automatic system powered by water from the estate's Gothic well.