



1 595 m<sup>2</sup>

Hořovice, Beroun, Central Bohemia

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6196	Price	Sold
Address	Hořovice, Beroun, Central Bohemia	Type	Houses
Category	Monument/Other	Usable area	1 595 m <sup>2</sup>
Number of rooms	Atypical	Offer status	Sold
Land area	6 958 m <sup>2</sup>	Built up area	1 284 m <sup>2</sup>
Year of construction	1901		

## About real estate

We offer for sale a perfectly renovated historical building in Art Nouveau style on the site of the former steam engine factory built by Václav Jíša in 1876 (production of pipes, walking sticks). The building is not a listed building, yet it has undergone a costly reconstruction in the historical spirit, for which it was awarded the prestigious Jury Prize in the Building of the Year 2016 competition and now serves as an established guesthouse and venue for social events, weddings, receptions, corporate and family parties.

The building with all its facilities can also be used, for example, as a home for active seniors (adjacent park, outdoor gym, meditation meadow, outdoor and indoor spaces for barbecues and social events, organizing lectures, fully equipped kitchen and Art Nouveau lounges), or a special medical facility with subsequent convalescence (aesthetic-plastic clinic with hotel), and last but not least as a generously designed family residence with premises for running a family business (crafts, offices, warehouses).

The property with a relaxing park is located at the bottom of the central square and is perfectly isolated from the surroundings. The dominant roof of the main building reminds the roof of the National Theatre, the factory owner Jíša was a great patriot. In 1876 he planted a symbolic lime tree in the courtyard, which now adorns it with its magnificent majesty. The guesthouse is equipped with Art Nouveau style furniture, lamps and decorations.

The property has accommodation (17 rooms in three categories - De Luxe, standard, tourist; two-generation owner's apartment, barrier-free apartment, lazarette (infrared sauna, experience bath, massage). In the new extension to the historic building towards the courtyard there is a restaurant with bar in industrial style, outdoor terrace with seating. These spaces are connected to the gastro operation and supply from the ramp from the street. The new kitchen for the restaurant is equipped with the highest quality technology, allowing preparation for mass events. The restaurant facilities are also generously designed (warehouses for drinks, raw materials, inventory). The main buildings are interconnected and open onto a courtyard. The buildings in the former factory area offer possibilities for further expansion.

An integral part of the building is a stylish courtyard, a social barn for seating and dancing at events, a relaxation park full of experiences with a pond (outdoor gym, exercise on the lawn, agility trail, picnics in the grass), a practice green, spaces for live and recorded music, parking for 15 cars, playground, outdoor bistro, oven and grill, facilities for seasonal operation - bike and luggage storage, toilets.