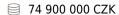2 500 m²   U Tvrze, Třebotov, Praha-západ, Central Bohemia   74 900 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N6619**	Price	**74 900 000 CZK**
Address	**U Tvrze, Třebotov, Praha-západ, Central Bohemia**	Type	**Houses**
Category	**Monument/Other**	Usable area	**2 500 m²**
Number of rooms	**Atypical**	Land area	**6 302 m²**
Built up area	**1 100 m²**	Floor area	**1 700 m²**
Garden area	**5 202 m²**	Energy performance of the building	**D - Less economical**
Device	**Yes**	Parking	**10**
Garage	**Yes**	Cellar	**Yes**
Swimming pool	**Yes**	Lift	**No**
Year of construction	**1400**		

About real estate

We offer an exceptional historic property near Prague, suitable for comfortable family living and commercial use. Carefully and completely restored, the castle is a four-winged building with arcades around an inner square courtyard whose history goes back to the early Middle Ages. It bears traces of Romanesque, Gothic, Renaissance and Baroque styles and stands on the site of a settlement, the first written mention of which dates back to 996. The reconstruction of the castle began in 2000 and was completed in 2003 in its current, mostly Renaissance form, with an emphasis on preserving all historically valuable details and architectural elements of previous eras and reconstructions (for example, lining of original openings, fragment of early medieval prevét, original vaults).

The building has four floors, including a basement, with a total area of approx. 2 500 sqm. On the ground floor of the right wing there is an entrance hall, a wellness area with a 12x4 m indoor swimming pool with counter current, a sauna and a fitness facility; a room for the technology of the whole building and workroom with laundry and dryer. In the opposite ground-floor wing, there is a separate entrance from the courtyard to large presentation or exhibition spaces, which can also be used as a social hall or cafe, with toilets for the public. This part can possibly be adapted to a separate apartment with a bathroom and a kitchen with a single separate entrance. On the second above-ground floor, in vaulted Gothic spaces, there is a main dining room, a kitchen with preserved elements of a medieval-style kitchen (bread oven and smokehouse), an office (control center, camera system, internet), five bedrooms with separate bathrooms, a living room, one smaller room with bathroom, separate large suite with entrance hall and bathroom in historical style, further traditional wardrobe rooms and cloakrooms in Gothic vaults. The restored consecrated chapel of St. John of Nepomuk provides attributes of spirituality with functional harmony. All these spaces are connected by a continuous perimeter courtyard corridor.The third above-ground floor is social: there is a concert/theater hall, a cinema, a gallery with a capacity of 80-100 people, a separate summer bar, a dance floor, an office, an entrance social hall with a belfry, billiards, chess and games corner, and toilets. There are also two separate large apartments equipped with kitchenettes and modern furniture, accessible by their own staircase. In the vast underground vaulted Romanesque cellar is a wine room for 40 people equipped with solid oak furniture with a fireplace, a professionally equipped kitchen with air conditioning and arched serving windows, and a separate storage closet for food. Adjacent to the wine bar is a separate wine cellar with metal wine storage boxes.

There are now 26 beds available in the building in rooms and apartments from 42-135 sqm in size (with the possibility of extra beds). The restored interiors are largely furnished with historical furniture and paintings. The building has its own sewage treatment plant with an overflow into a stream with high efficiency and is connected to the municipal water supply. It also has its own well, from which water is drawn to irrigate the garden. There is a newly built electricity supply, gas spply, and internet. Two fully automated gas boilers serve individual segments of the building and heat the pool.

The castle is surrounded by a large park-type garden with mature trees, characterized by bodies of water and complemented by stone replicas of baroque statues. The pond itself is fed by a stream flowing along the stone outer wall. In the lower part of the garden there is a tennis court with an artificial surface and night lighting, an indoor squash court with social facilities and changing rooms and a children's playground. In the upper garden area there is a garage for two to three cars and a shed for other cars or garden equipment. Above the garages in the 2-bedroom apartment where a groundskeeper or security guard of the entire building can be accommodated. There is a free-standing garden gazebo with a terrace suitable for summer sitting and organizing garden parties, equipped with a fireplace and a kitchen. The entire area is protected by the original stone wall and a security and camera system, and there is a comfortable pen with a run for the four-legged guards.

Access to the property is via a driveway, made of granite, connected to the municipal asphalt road. The internal paths are paved with porphyry paving. The public land in front of the entrance to the fortress, which is flanked by two replicas of baroque statues, is provided by the municipality free of charge to the owner for maintenance. Furthermore, it is possible to continue the existing lease of 1 800 sqm of neighboring fenced land adjacent to the lower part of the garden, which is accessible through a gate in the stone enclosure. This land, long-term leased from the Roman Catholic Church, can only be accessed from the castle.

The property is located on the edge of Prague, 20 km from the very center of the capital city, 18 km from Václav Havel

International Airport, ten minutes by car to the nearest shopping area (Metropole Zličín). The area has full civic amenities (school, kindergarten, grocery store, restaurant, hospital, suburban bus stop).

The property is a cultural monument and is not encumbered by any financial or liability burden in terms of, for example, a subsidy title (it was not provided), or any other restrictions.

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