



361 m²

Legií, Chotěboř, Havlíčkův Brod, Vysočina Region

13 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7866	Price	13 900 000 CZK
Address	Legií, Chotěboř, Havlíčkův Brod, Vysočina Region	Type	Houses
Category	Villa	Usable area	361 m²
Number of rooms	5 and more rooms	Land area	844 m²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	Yes	Garage	Yes
Cellar	72 m²		

About real estate

We offer for sale a representative villa dating from 1915, following a complete and high-quality reconstruction, located in a prime and lucrative area of the town of Chotěboř. The property combines the preserved historical character of the First Republic era with fully modern technical standards and is in excellent maintained condition – ready for immediate occupancy without the need for any major investments.

The total usable floor area is 314 m² across three above-ground floors, supplemented by a spacious basement level. The ground floor, with an area of 121.10 m², features generous spaces with high ceilings and large windows, ideal for representative social zones, main offices, reception areas, or administrative operations.

The first floor offers the same area of 121.10 m² and provides bright, spacious rooms with high flexibility of use – suitable for private apartments, studies, bedrooms, or other functional zones. The sensitively reconstructed attic floor, with an area of 72.16 m², brings characteristic roof truss elements and an intimate atmosphere, making it perfect for a private suite, studio, study, children's rooms, or guest/backup bedrooms.

The fully basemented cellar provides superior technical and storage facilities with wide possibilities for further use.

The building's technical equipment fully meets current standards. The property is connected to the public water supply, sewerage, and gas mains. A fully functional natural gas connection has been installed, ensuring heating for the entire house. Each apartment has its own gas boiler, so every floor (except the attic) features independent gas heating. In the attic, a gas connection is already prepared for potential future boiler installation. Additionally, the upper apartment includes two fully functional tiled stoves. All electrical, water, and heating distributions have undergone complete modernization and are sensitively integrated so as not to disturb the original historical interior elements and windows in any way.

Thanks to its layout, size, and prestigious appearance, the villa offers a wide range of possible uses. It can serve as luxurious family housing (including multi-generational living), a representative company headquarters, offices for senior management, a law or notary firm, a private healthcare facility, rehabilitation centre, dental studio, boutique guesthouse, or apartment house. It also allows for a harmonious combination of residential and commercial functions within one building, with clearly separated zones.

Chotěboř is a peaceful town in the heart of the Vysočina region, with complete civic amenities, schools, healthcare services, and excellent transport links to major routes. The immediate proximity of the Železné hory Protected Landscape Area and the Doubrava River valley ensures an attractive living and working environment.