



## Historic property Nineteen-bedroom (20+kk)

€ 2 347 228 | CZK 58 000 000

Český Krumlov, Český Krumlov, Věžní





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Usable area	1 000 m <sup>2</sup>
Foot print	625 m <sup>2</sup>
Garden	153 m <sup>2</sup>
Plot	902 m <sup>2</sup>
Parking	-
Reference number	104031

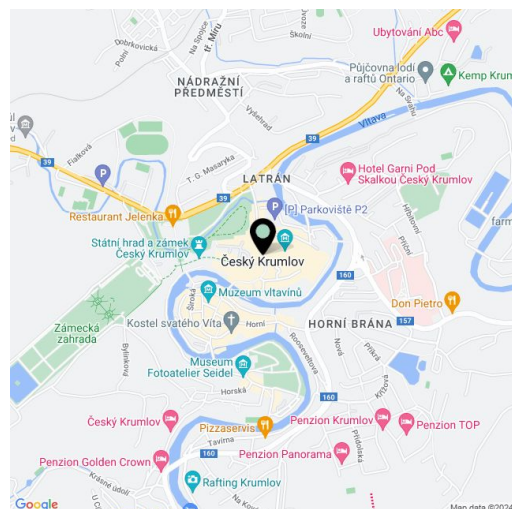
Unique set of buildings with an amazing atmosphere, rich history, and the possibility of immediate use. The offered properties with a usable area of approx. 1,000 m<sup>2</sup>, four apartments, an established hostel, a restaurant, and land with a total area of around 900 m<sup>2</sup> are located in an excellent part of Český Krumlov near the Budějovice Gate and Jelení Garden, just a 5-minute walk from the center of this world-famous city, which is included on the UNESCO World Heritage List.

The sale includes **3 connected historical houses** currently used as a hostel with a restaurant and bar and **one** smaller house with **3 apartments** and **commercial space** that can be used, for example, as a gallery or shop. The capacity of the hostel, which is one of the longest-running accommodation facilities in the city, is **60 beds**, and the restaurant has 50 seats inside and 70 on the terrace. The smaller house has a **garden**, and the restaurant has a **terrace**. Up to **8 outdoor parking spaces** can be rented next to the buildings.

The hostel and restaurant complex was **completely renovated** in 2001 and the smaller house **has just been carefully renovated** (soon to be approved). The buildings have a documented history that goes back to **1400**. They were built in a **Gothic style** and later modified in a **Classicist style**. Important preserved architectural details include **stone windows** and entrance portals, partially preserved **sgraffito** on the facades, **Renaissance vaults**, **Renaissance and Baroque trusses**, **ornamental chimneys**, and an **ancient cellar**.

The buildings stand on a rock above the **confluence of the Polečnice and Vltava rivers**, by the **Budějovice Gate**, one of the main entrances to the **historic core of the city**. Extensive **castle grounds** with a landscaped **park** and the world-famous **revolving auditorium** are within easy walking distance, the surroundings are full of other important monuments, and **services necessary for everyday life**—a kindergarten and elementary school, a supermarket, or a pharmacy—are in close proximity. Many bus lines stop nearby, including those that go to Prague, and there is also a large public paid parking lot close-by.

Usable area 1,000 m<sup>2</sup>, built-up area 625 m<sup>2</sup>, land total 902 m<sup>2</sup>.





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