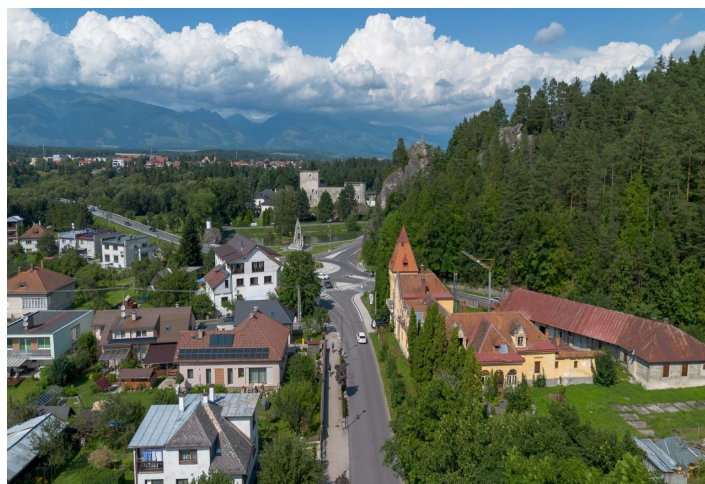
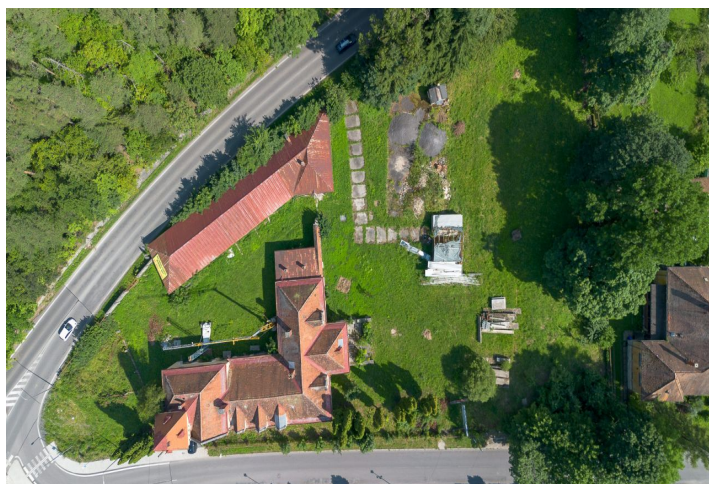




## Historic property Eleven-bedroom (12+kk)

Ask for price

Liptovský Hrádok, Liptovský Mikuláš





## Historic property Eleven-bedroom (12+kk)

Ask for price

Liptovský Hrádok, Liptovský Mikuláš

Total area	444 m <sup>2</sup>
Foot print	530 m <sup>2</sup>
Plot	6 169 m <sup>2</sup>
Parking	-
Reference number	105687

Unique period estate from 1910 in an original condition, with a large plot of land in the prestigious location of Liptovský Hrádek, only 15 minutes from Liptovský Mikuláš. After renovation, it will have a potential for diverse use either as an elegant family residence or accommodation facility with a restaurant.

The estate, in the past considered the pride of Castle Street, is built in the shape of an L. The first floor consists of a passageway, an **arched arcade**, and a long corridor leading to a spacious parlor. This part of the property has a **separate staircase entrance**. This level further comprises a kitchen, 6 additional bedrooms, a laundry room, a bathroom, 2 toilets, a separate shower room, a store room, and a utility room. The basement has several rooms that can be used as a wine cellar or wellness room. The second floor is reached by a staircase and has 4 separate rooms: a kitchen with a pantry, a bathroom, and a storage room. One of the rooms has access to the **balcony** and attic, with the **potential to add several cozy apartments**. The **small tower**, the work of master woodworkers, adds a touch of authenticity to the manor. In addition to the manor house, there is an outbuilding on the property with a usable area of 253 m<sup>2</sup>.

The estate is built of **high quality baked bricks**, thanks to which the perimeter walls are in good condition. **Slovak travertine** was also used. The building is in a condition suitable for **complete reconstruction**, which has already started. Currently, there are rooms for workers with electricity and water on the first floor. A **project has been developed** for the new owner. The property includes a **well**, planted trees, and greenery. The building was last used as an after-school room. The entire property is being sold for the price of the land, which is very favorably zoned as an up to 6-story building or hotel.

The location of Liptovský Hrádok offers many opportunities for active relaxation, such as hiking, cycling, tennis, or golf. The property is located 200 meters from the famous Gothic stone **Grand Castle**, which is itself a popular tourist attraction, 20 minutes from **Liptovská Mara** with a rich selection of water sports, or less than half an hour from the **High Tatras**. The property is part of a conservation area but is **not listed**, allowing new owners to make alterations without major restrictions.

Usable interior of more than 1,000 m<sup>2</sup>, land of 6,169 m<sup>2</sup>.

