



House Nineteen-bedroom (20+1)

€ 988 813 | CZK 24 750 000

540 m², Přerov, Kojetín, Masarykovo náměstí





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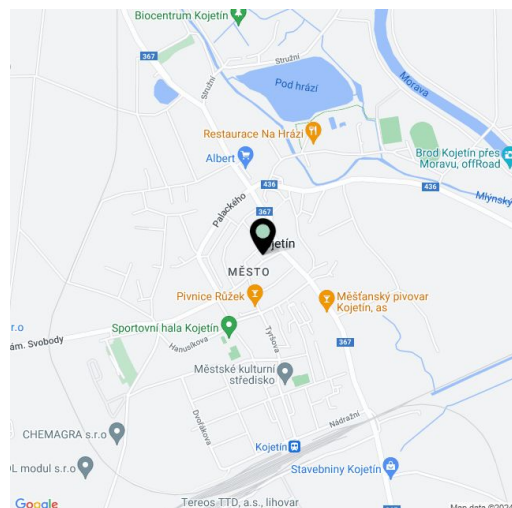
Plot	1 344 m ²
Foot print	522 m ²
Garden	822 m ²
Parking	Parking is available on the square near the building or in the passage to the courtyard
Cellar	Yes
PENB	C
Reference number	105703

A unique historic town house with 5 separate commercial and residential units, a spacious garden, and medieval cellars is located right on the square of the Moravian town of Kojetín, situated between Kroměříž and Olomouc in the picturesque Haná region, just a 30-minute drive from Brno.

The building consists of **two commercial spaces** on the ground floor and **three apartments** on the upper floor and attic. The larger of the two commercial spaces has previously been used as a successful café, showroom, or earlier, since the 1930s, as a law office. The main elegant apartment traditionally occupies the entire first floor (approximately 150 m²) and features a four-bedroom layout with two bathrooms. The smaller apartment units (45 m² and 60 m²) are located in the attic.

The entire building was **completely renovated** between 2009 and 2012, including the load-bearing floors, roof trusses, roof, as well as moisture and insulation measures. The French and other windows are triple-glazed, ensuring the house meets modern **low-energy consumption standards**. The attic apartments were built in 2023 and, like the main living space with the kitchen on the first floor, are **air-conditioned**. The interior is designed in an **English Arts & Crafts style**. High-quality materials and fixtures include copper roof elements, German historic-style tiles, English **slate and limestone floors, terracotta**, specially cut **oak boards** to the maximum possible width, bathroom fixtures by the French brand **Villeroy & Boch**, the American brand **Amdega**, and the German brand **THPG**, which also supplied the ceramic switches and sockets. The wooden kitchens were custom-made. A striking feature is the refurbished **historical functional highly decorative stoves**, created by the same artisan responsible for the stoves at Kroměříž Castle. The retro-style kitchen stove is by the traditional French brand **Lacanche**. The interior is further enhanced by **Italian hand-painted light fixtures**. The exterior slate, sourced from the **original 16th-century black kitchen**, reflects the building's history. The property includes an outdoor **garden house/storage and two pergolas**. In the garden, there is an old **10-meter-deep stone well** with an alternative water supply to the house.

All five sections are separately divided and have individual energy consumption meters. The commercial spaces can easily be converted into apartments. Along with the attic living spaces, they already generate an attractive income. Beneath the terrace, there are complete new foundations for another building, for which a building permit had previously been issued (with the possibility of renewal). The house comes with a **large, well-maintained garden** with a unique size for a burgher house in the city center, offering privacy, tranquility, and plenty of space for family life. The property has a partial





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basement.

The prestigious location on the **central square of the rapidly developing town of Kojetín** provides easy access to all necessary amenities. A few steps away is a grocery store, kindergarten, elementary school, high school, restaurant, a post office, a pharmacy, and a **local brewery**. Kojetín has excellent bus and train connections with the surrounding towns and is on the future high-speed rail line between Ostrava and Brno. By car, there is quick access to the D1 highway. The surrounding beautiful nature offers many **bike paths and hiking trails**.

Usable area approx. 540 m², garden 822 m², built-up area 522 m², plot 1,344 m².

