



House Five-bedroom (6+kk)

€ 199 760 | CZK 5 000 000

869 m², Rakovník, Pavlíkov





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|------------------|----------------------|
| Plot | 4 877 m ² |
| Parking | Yes |
| Cellar | Yes |
| PENB | Not required |
| Reference number | 105775 |

This set of three buildings forming the so-called Dolní skřivaňský mill, which stands in a picturesque and perfectly quiet place between meadows and forests in the valley of the Tyterský stream near Rakovník, in the romantic landscape of the Křivoklátsko and Berounsko PLA, associated with the personality of Czech writer Ota Pavel.

The history of the Dolní skřivaňský mill can be traced back to **1714**. In 1905, it was converted into a Fürstenberg game park. The current state of the buildings is dilapidated, so it is worth considering the preservation and renovation of **the perimeter walls, the mill boundary and the stacked timbered gable.**

The offer includes an architectural study for **an energy self-sufficient holiday residence**. In the main building, a large living room open to the roof with a **fireplace** and kitchen, a separate apartment, a toilet, a boiler room, and a utility room/laundry room are planned. Entered through the gallery, this floor can accommodate a children's room, a shared bathroom, and a master bedroom. Adjacent to the buildings is **an old orchard** and a **pond**, and there is also a **cellar** on the property. After the reconstruction, the barn will be suitable as a common room and **accommodation for guests**, and the second, smaller barn can serve as a utility room and garden equipment storage. The nearby "upper" mill, which is currently being renovated and used for recreation, can serve as inspiration.

The fairy-tale place is located in a clearing in the **middle of the woods** on the yellow tourist route. It can be reached from Nezabudice, about 1.5 km along an unpaved road, and Prague is about 50 km away. **The tourist-attractive area** is characterized by **intact deep forests** interwoven with **hiking trails** and a romantic **boating route** along the **Berounka River**, and nearby is the legendary U **Rozvědčíka** inn or a **lavender farm**, and the nearby **Křivoklát Castle** and surrounding **castle ruins** are also popular destinations. There is a wide range of civic amenities in the nearby towns of Rakovník, Beroun, and Kralovice.

Usable area 869 m², land total 4,877 m².

