



## House Three-bedroom (4+kk)

€ 774 732 | CZK 19 500 000

398 m<sup>2</sup>, Břeclav, Valtice, Růžová







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Total area	398 m <sup>2</sup>
Plot	2 382 m <sup>2</sup>
Foot print	213 m <sup>2</sup>
Terrace	68 m <sup>2</sup>
Parking	-
Cellar	330 m <sup>2</sup>
PENB	G
Reference number	105842

**This family house intended for complete reconstruction stands on a large plot of land with wine cellars, located in the immediate vicinity of a romantic castle park in the sought-after wine village of Valtice in the Lednice-Valtice Cultural Landscape and not far from the Pálava PLA.**

The brick house is in a condition prior to **complete reconstruction**. There are also dilapidated buildings on the property, **one of the oldest in the city**. The main building is connected to the municipal **water supply, sewerage, and gas**, and on the property is a **water well** with water for irrigation and **2 Haban cellars** (one was used for **wine production**, the other original one with a **vaulted ceiling**, is extensive and divided into 2 sections).

An excellent location near the city **center, park, and vineyards** allows for pleasant living and is also suitable as a **guest house**. Cafes, restaurants, an elementary school or **secondary wine school**, shops, or a post office are within walking distance, and a bus station is also nearby. The city is in a great location for car trips to **Brno, Bratislava, and Vienna**. The **Lednice-Valtice Cultural Landscape** is on the **UNESCO** heritage list and, in addition to many **cultural and historical monuments**, it is also characterized by **beautiful nature**, which can be explored on foot or comfortably by bike.

Usable area 398 m<sup>2</sup>(of which terrace 68 m<sup>2</sup>), cellars 330 m<sup>2</sup>, built-up area 213 m<sup>2</sup>, land 2,382 m<sup>2</sup>.

