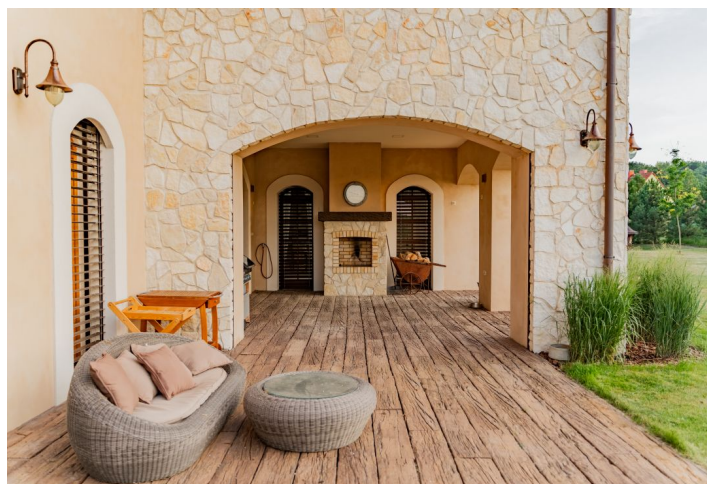




Farmhouse estate Six-bedroom (7+kk)

Ask for price

Opava, Slavkov, Otická





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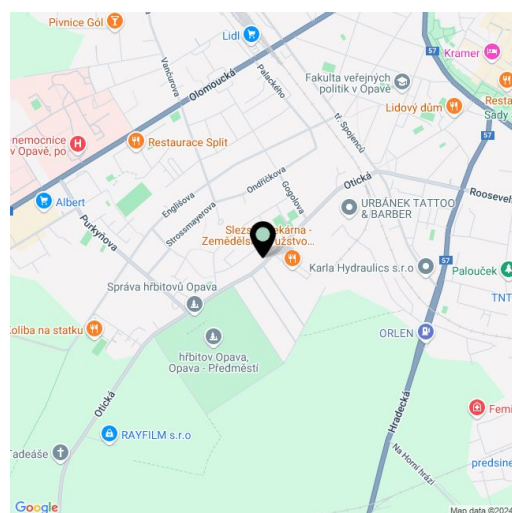
Total area	1 055 m ²
Foot print	739 m ²
Garden	11 063 m ²
Plot	11 707 m ²
Parking	Double garage
PENB	G
Reference number	106705

This stylish country residence is located on a large plot of land on the outskirts of the village of Otice, on the outskirts of Opava. The spacious air-conditioned villa with a wellness area and top-notch security impresses not only with its rustic interior, but also with its rich technological equipment.

The ground floor of the house consists of more than 200 meters of open space, which includes a living room with access to the terrace, a dining room and a kitchen with a pantry. The dominant feature of this part of the house is the **double height ceiling** in the place of the dining room and the central staircase and the impressive fireplace. A glass wall with sliding doors gives a glimpse into the spacious pool hall with a hot tub, adjacent to which is a steam sauna and a bathroom. There are three doors under the stairs that allow access to the study with an archive and a covered terrace, a bedroom and another bathroom. The technical part of the ground floor consists of a double garage and a 2nd garage for 1 car, a boiler room, a laundry room, a separate toilet and an anteroom with a spacious walk-in wardrobe. The upper floor of the villa consists of 2 bedrooms with their own **walk-in wardrobes** and bathrooms, a loggia and a large roof terrace with a beautiful **view of the surroundings**. The house is surrounded by a large garden, on which stands a **Finnish kota** intended for sitting by an open fire and a garden house. The main terrace accessible from the living room is partially covered by an **archway**.

The residence is characterized by huge windows bringing natural light into the generously designed space, exposed ceiling beams underscoring the rustic style of the interior and fireplaces that make the individual living rooms cozy. The ceilings on the ground floor are up to 8 meters high. The floors are covered with ceramic tiles. The villa is equipped with recuperation, **FUJITSU** air conditioning units, Husky Titan central vacuum cleaner and a kitchen unit with an island, built-in **AEG** appliances and a **SAMSUNG** refrigerator. **The pool with salt water** and dimensions of 7.90 x 3.50 m can be closed with a slatted cover. The house is secured with a **Jablotron** system, a **Hikvision** camera system and security blinds. The extensive garden is maintained by 2 **Husqvarna AUTOMOWER** automatic mowers.

The village of **Otice** is located in the foothills of Nížký Jeseník, its backbone is the Hvozdnice River. A nearby educational trail suitable for daily walks or bike rides is named after her. The village offers basic civic amenities (groceries, school, kindergarten, post office, sports ground, playground, library, cultural center), other services in nearby **Opava**, whose center is less than 5 km away and can be reached by train, bus or personal





Farmhouse estate Six-bedroom (7+kk)

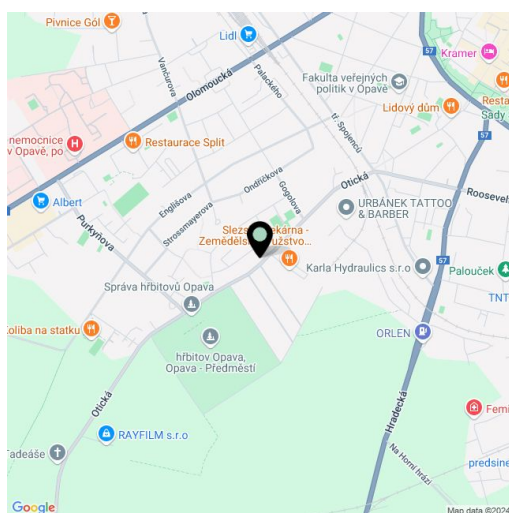
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transport.

Floor area 644 m², terraces 316 m², built-up area 644 m², garden 11,063 m², plot 11,707 m².

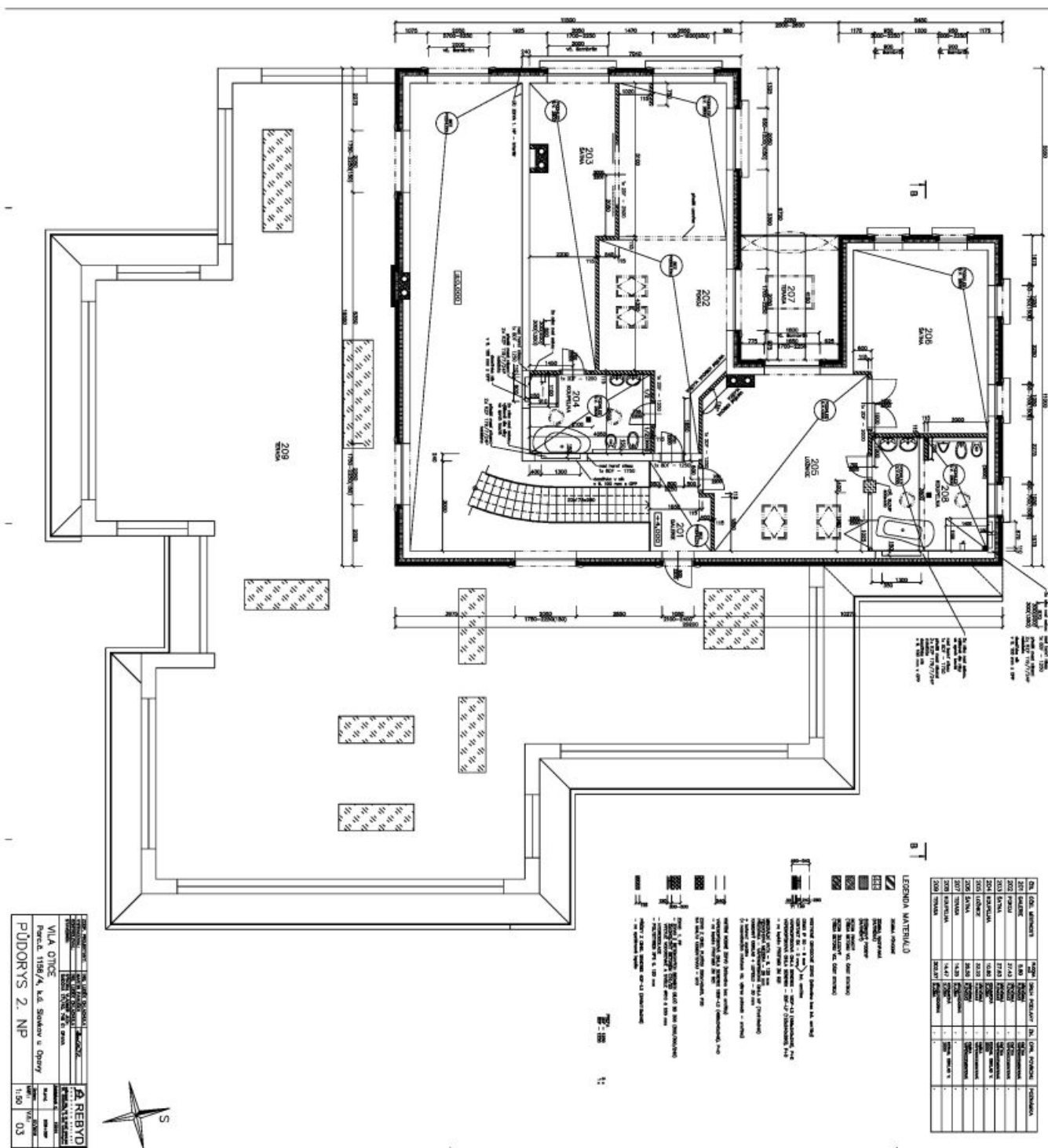




Farmhouse estate Six-bedroom (7+kk)

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Opava, Slavkov, Otická



PŮDORYS 2. NP		1:150	
VILA OTICE		1:150	
Parcela 1158/4 k.ú. Slavkov v Opatoví		1:150	
A. REBYD		1:150	
11.02.2025		1:150	

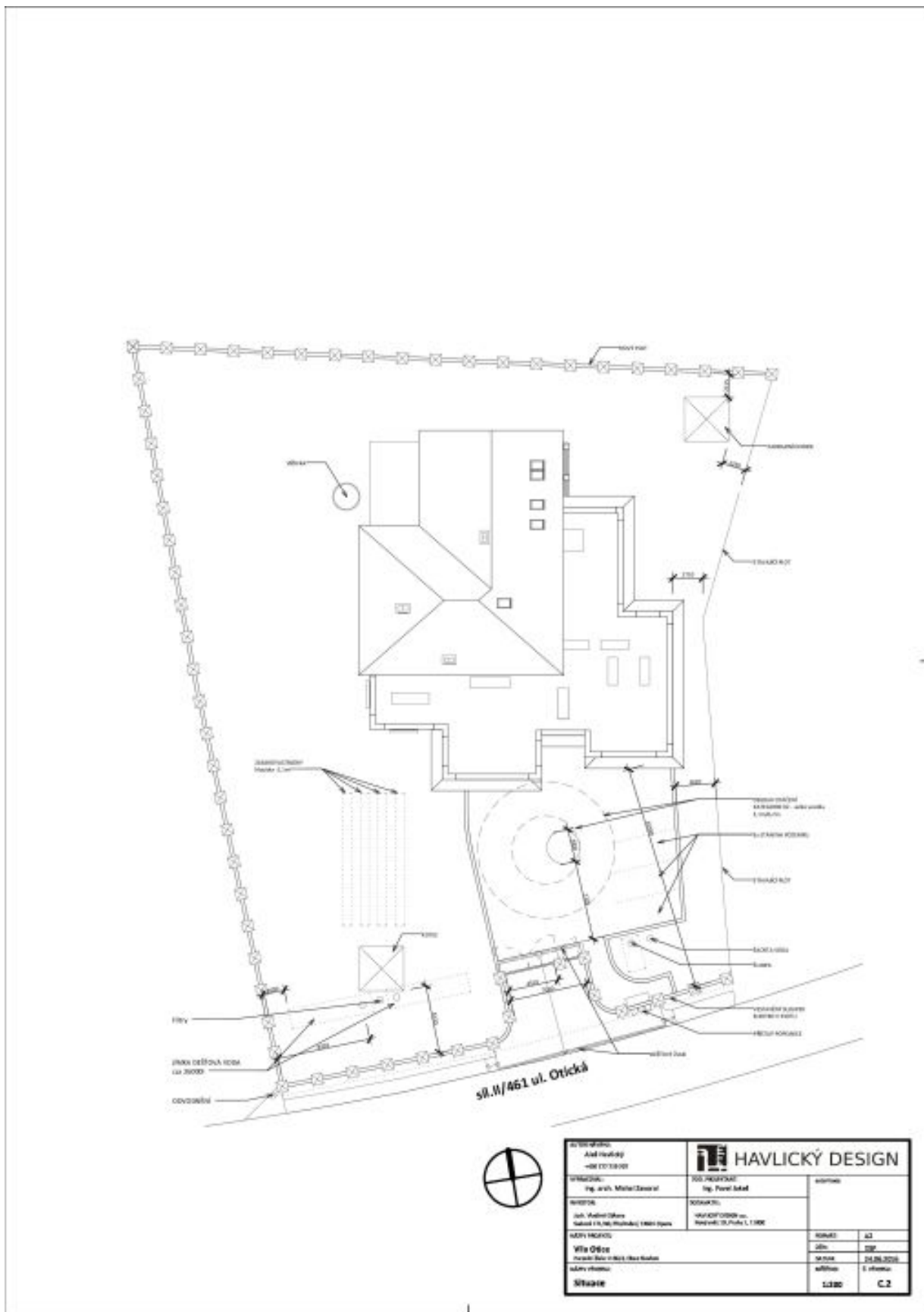




Farmhouse estate Six-bedroom (7+kk)

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HAVLICKÝ DESIGN Ing. arch. Miroslav Janoušek Ing. Pavel Janda		stavba 2024
W02016 Ing. arch. Miroslav Janoušek Ing. Pavel Janda	W02016 Ing. arch. Miroslav Janoušek Ing. Pavel Janda	1:100 C.2