



Farmhouse estate Six-bedroom (7+1)

Sold

Litoměřice, Roudnice nad Labem





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Usable area	240 m ²
Foot print	2 093 m ²
Plot	3 577 m ²
Parking	Yes
PENB	G
Reference number	20396

Meticulously renovated romantic country estate from the first half of the 19th century located near the international rowing canal and future National Olympic center close to Roudnice nad Labem, 55 km from Prague. Historically valuable building offers numerous possibilities of use - as accommodation or as a venue for presentations, banquets and weddings.

The building offers a total of 6 bedrooms with a maximum capacity of **19 beds**, 4 bathrooms, 2 kitchens, and lounge / dining room for 15 guests featuring a **fireplace**. You can find another **fireplace with open seating** in the sheltered part of the garden that is complete with full mature nut and cherry trees and other varieties. There is also a **pond** with waterfowl. The homestead is **fully equipped with furniture and accessories** in the 19th century bourgeois style and is ready to use.

Due to the artificially built canal providing a venue for top competitions, Račice has hosted world championships in canoeing, rowing, dragon boats or fishing since 1993. The village is located just a ten-minute drive from Roudnice nad Labem where you can find amenities.

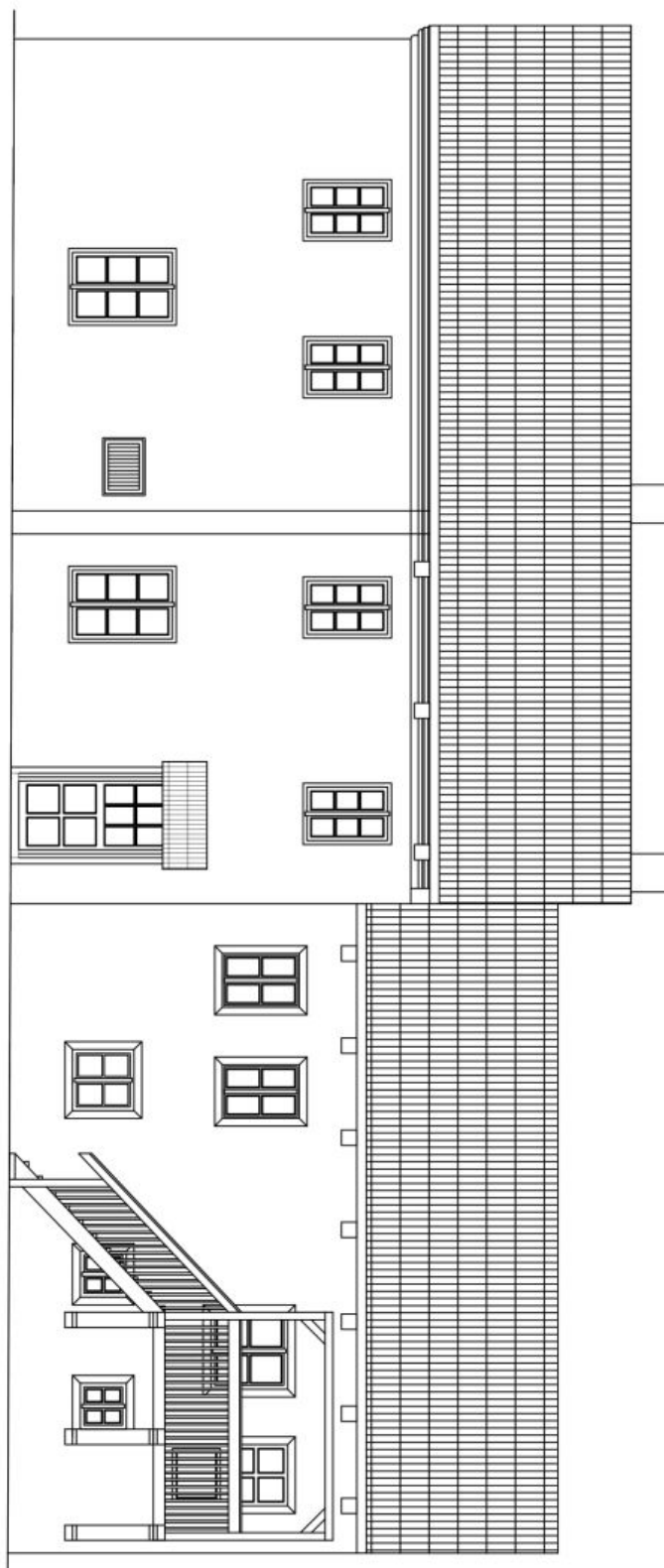
Interior, approx. 240 m², built-up area 2 093 m², garden 1 019 m², plot 3 577 m².



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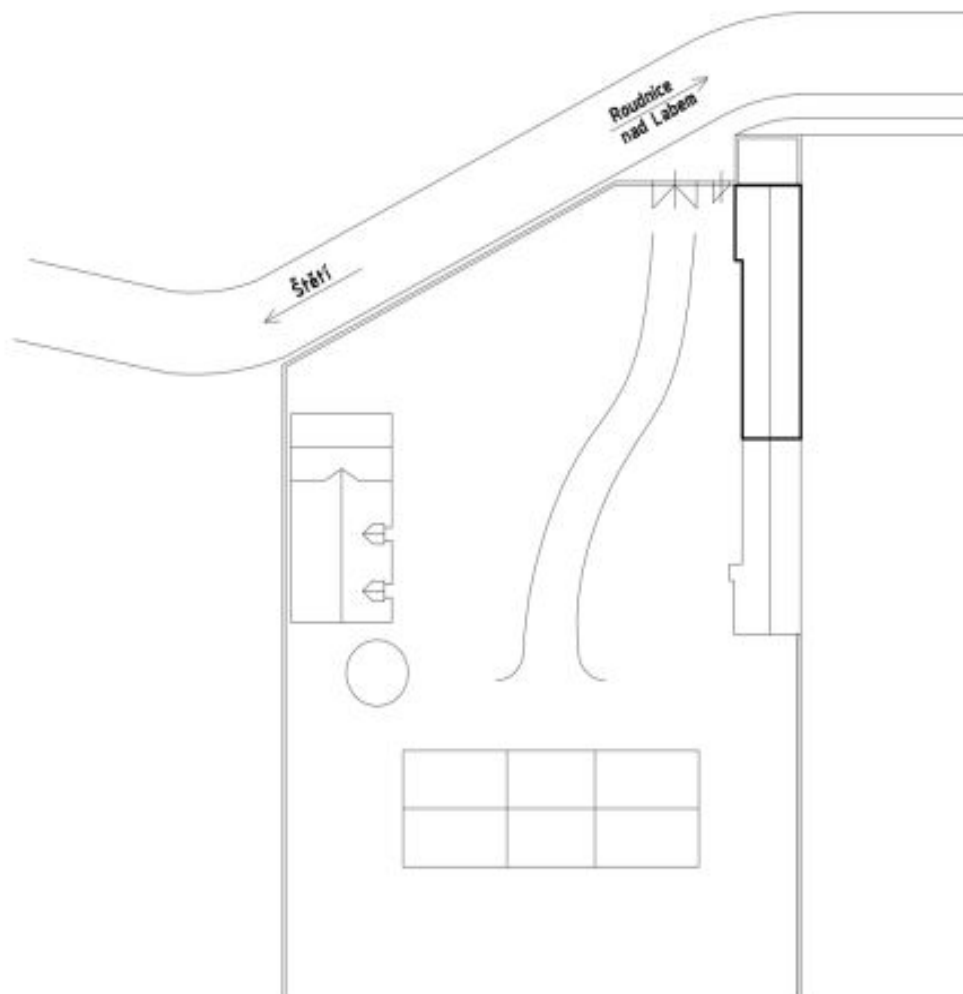




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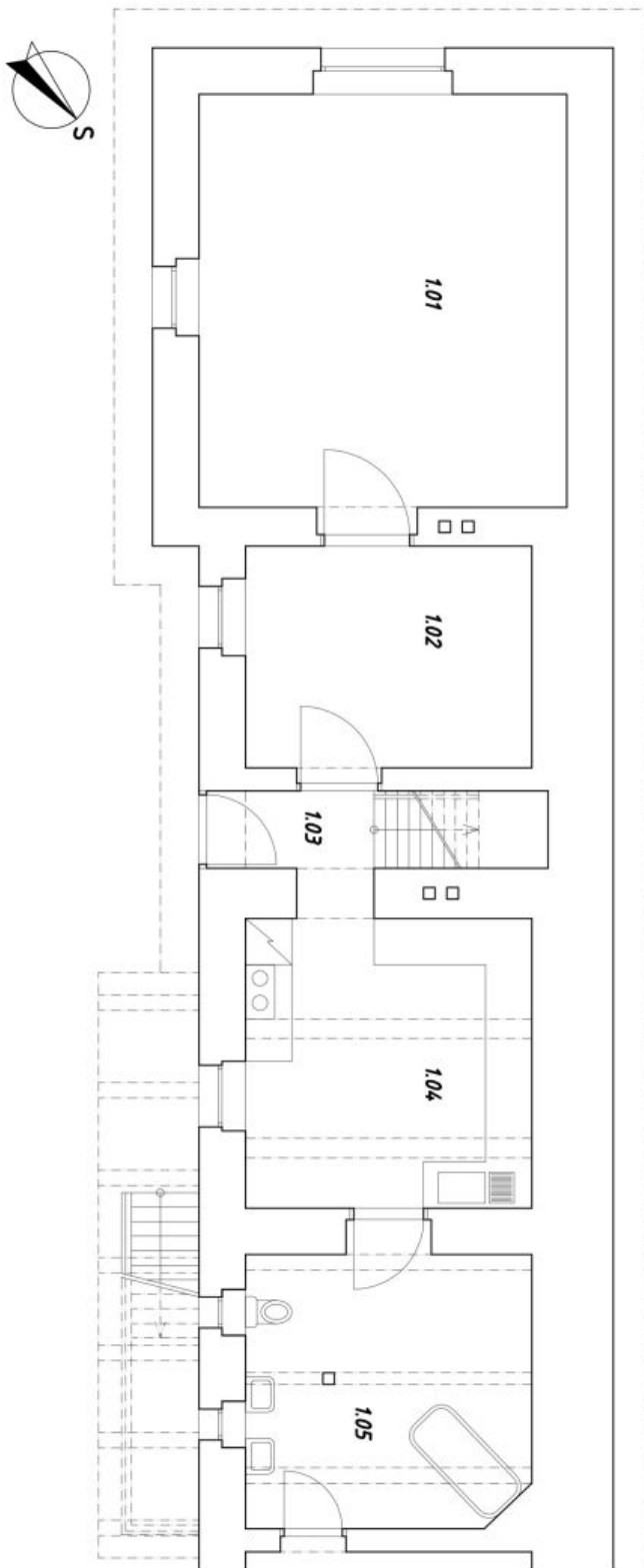
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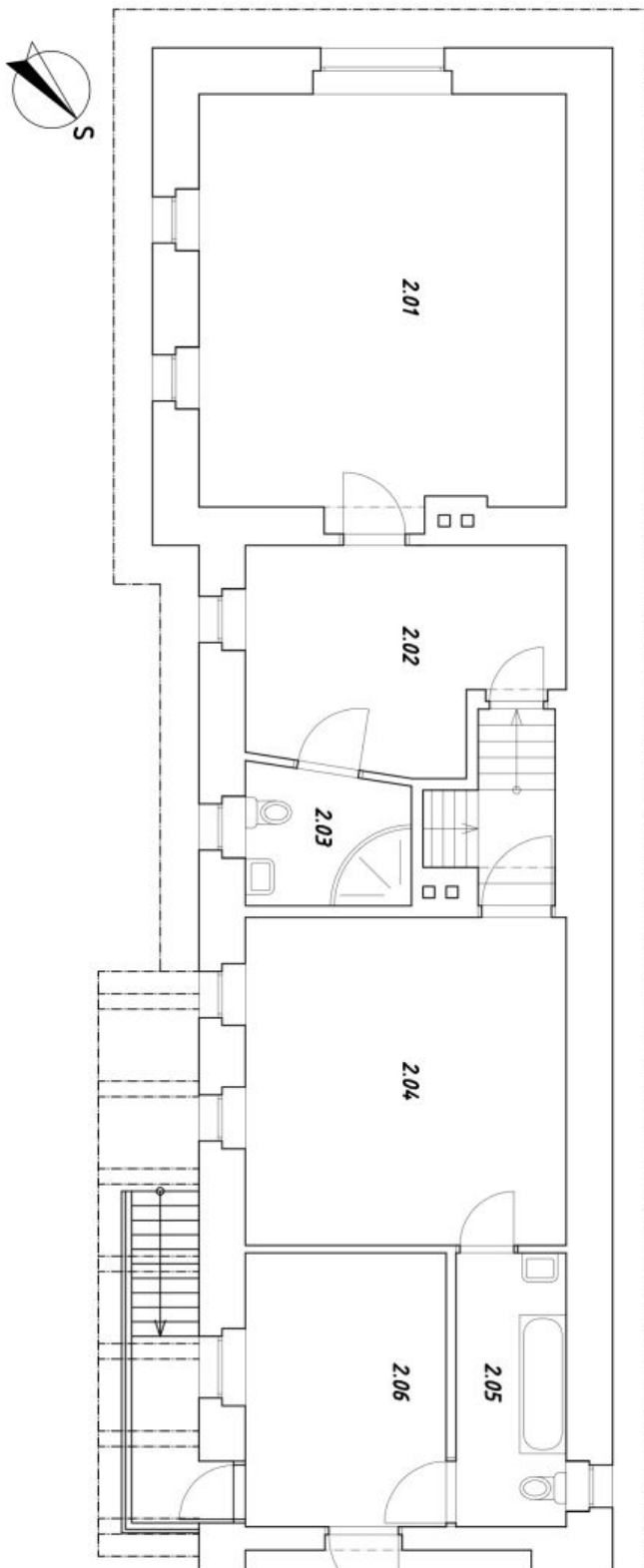
Č.m.	název místnosti	podlaha	výměra
1.01	pokoj	ker. dlažba	25,40 m ²
1.02	kancelář	ker. dlažba	10,50 m ²
1.03	chodba	ker. dlažba	4,40 m ²
1.04	kuchyň	ker. dlažba	13,80 m ²
1.05	koupelna	ker. dlažba	13,00 m ²



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**2.NP**

č.m.	název místnosti	podlaha	výměra
2.01	pokoj	dřevěná	25,40 m ²
2.02	pokoj	dřevěná	10,60 m ²
2.03	koupelna	dřevěná	3,70 m ²
2.04	pokoj	dřevěná	17,60 m ²
2.05	koupelna	dřevěná	5,00 m ²
2.06	pokoj	dřevěná	9,20 m ²



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