



## House Thirteen-bedroom (14+kk)

Sold

695 m<sup>2</sup>, Nymburk, Poděbrady, nám. T.G.Masaryka





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Plot	551 m <sup>2</sup>
Foot print	270 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24477

**Exclusive opportunity to buy a unique villa from 1914, built in a geometrical Art-Nouveau style designed by the renowned Czech architect Josef Fanta and registered as a national heritage building. The villa consists of 5 residential units, a basement with wine cellar, and a double garage; it also has a pretty, well-kept garden. The property is located in a beautiful location on the border of Lázeňský Park, just a few-minutes' walk from the main square, Poděbrady Chateau, and the Elbe River.**

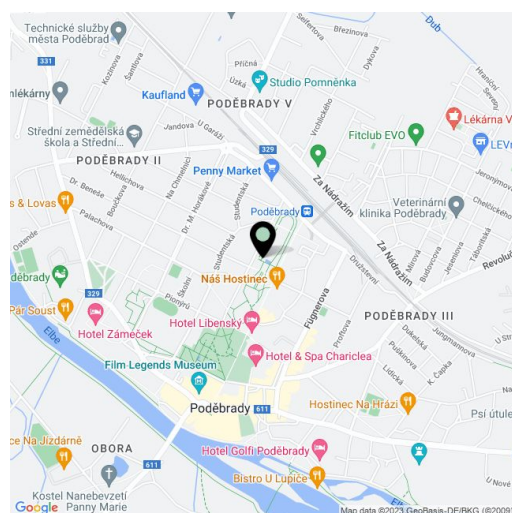
The villa is suitable to be used as a generous, multi-generation family house, an apartment building, or residential purposes combined with business. It has five floors, including the basement and the attic. The ground floor and the first floor both feature 2 residential units with an identical layout, with the possibility of interconnection by the already existing door. On the second floor is a newly created studio apartment, which can be further expanded by adding an additional attic floor. The basement consists of storage space and a wine cellar.

The interior and exterior of the house is in a well-maintained condition. **Two of the original units have undergone a recent complete renovation**, preserving all the original features. Facilities include wood parquet floors, large windows with wooden casings, large-format and mosaic tiles; in renovated apartments also modern, fully equipped kitchens and new bathrooms. All units have central gas heating.

The villa is for sale together with the **project of the construction of an adjacent cafe**, architecturally matching the original house. The project suggests the creation of a single-story building with a main space for guests, conservatory, guest bathroom, facilities for staff, and a storage space. Preliminary approval of the Building Authority and the National Heritage Institute has been already issued.

**Highly attractive location in the center of Poděbrady**, with many beautiful parks and a wide range of services. In the immediate vicinity you can find a kindergarten and elementary school, high school, cafes, restaurants, museums and galleries. Across the river you can find a large equestrian club. Excellent transport links - bus station and train station within walking distance.

Usable area 695 m<sup>2</sup>, built-up area 270 m<sup>2</sup>, plot 551 m<sup>2</sup>.

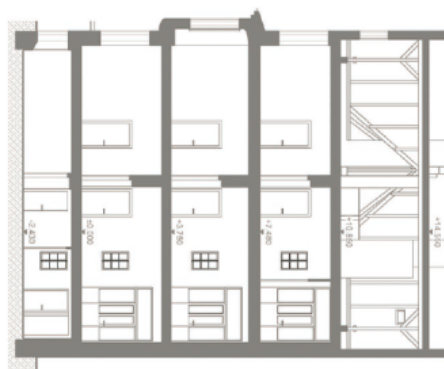
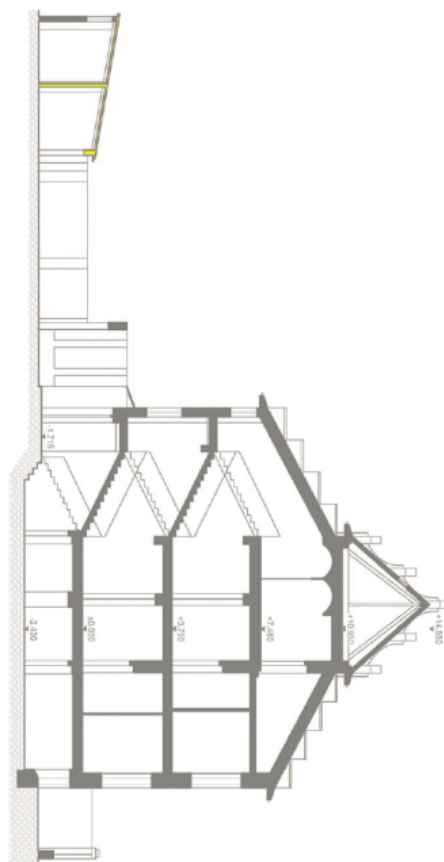
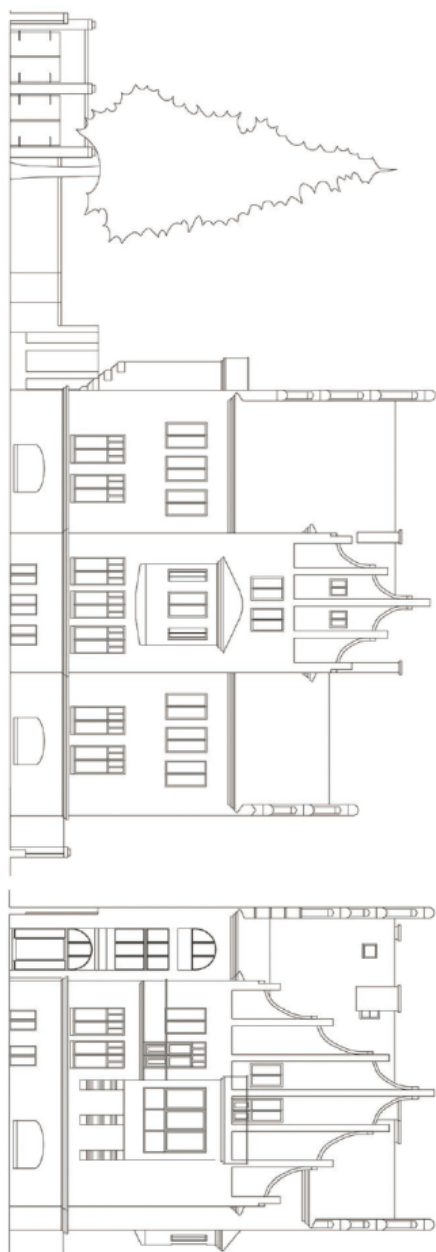




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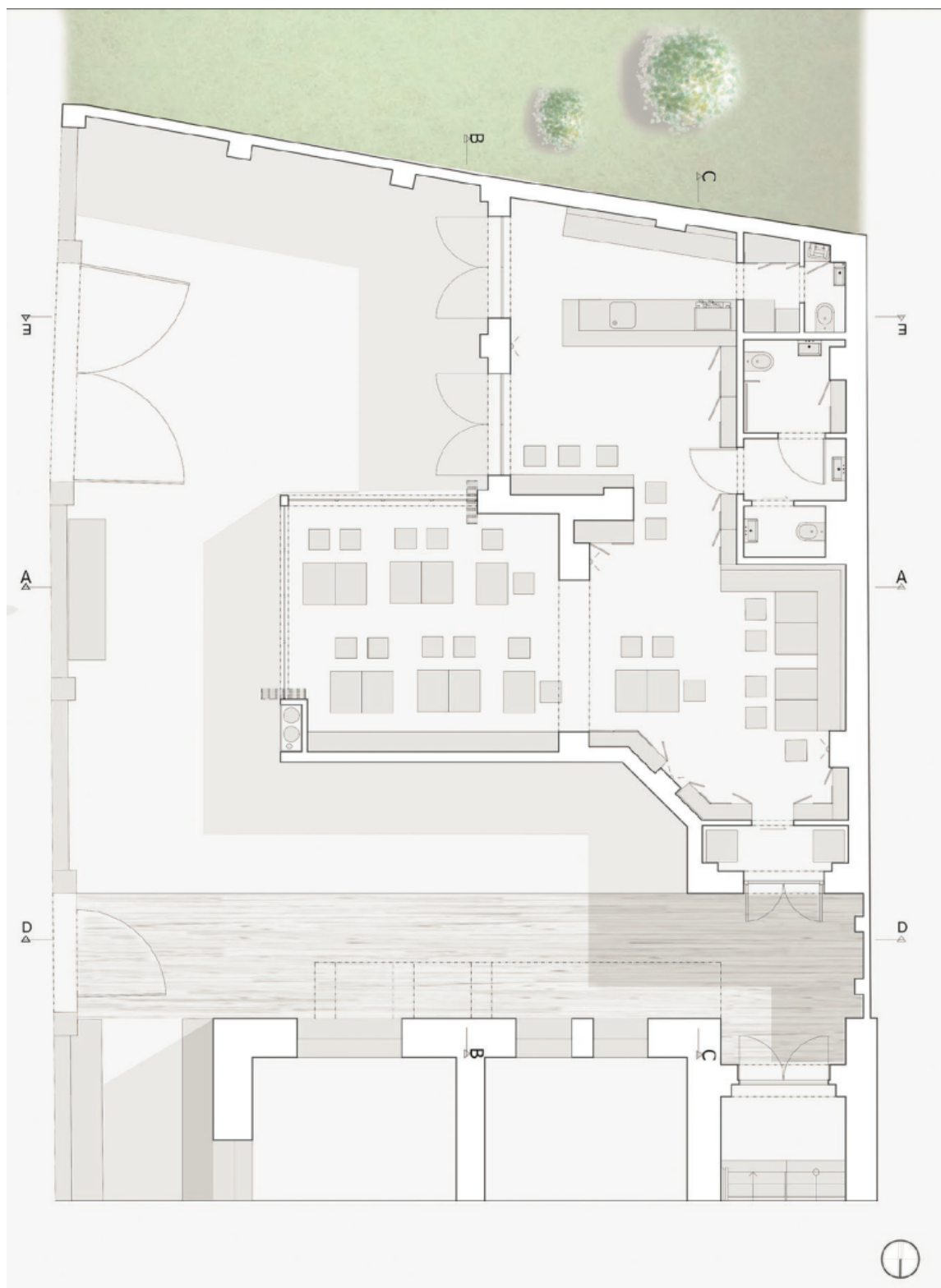




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