



# Historic property Thirteen-bedroom (14+1)

Sold

Bruntál





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Usable area	1 149 m <sup>2</sup>
Foot print	686 m <sup>2</sup>
Plot	9 332 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	32829

This unique offer of a villa from the 1930s in the style of the magnificent French chateaux of the Loire that can be used as a boutique hotel or as a truly elegant private family estate. The reconstructed with preserved original furnishings and a large plot stands on the edge of Rýmařov, in a quiet area with plenty of privacy.

On the ground floor, there is the entrance to the apartment, a library, and a central corridor connected to the garden. The 1st floor was originally divided into the suite of the lady of the house and the master of the house, both with a bedroom, a bathroom, a dressing room, and a study. There is also a common room, a large dining room, a kitchen, and a **south terrace**. Originally, there was a children's room with a bathroom in the attic, currently there are apartments with several rooms. There are **7 apartments** in total with **14 living rooms**, 7 bathrooms, and 6 separate toilets. On a slope facing the castle, there is a house with garages, an apartment, and a greenhouse later rebuilt as a **sauna**.

The original facilities from 1930-32 include the stucco decorations on the ceilings, inlaid furniture, marble radiator covers, Art Nouveau desks, preserved chandeliers and light fixtures, tabourets, beds, bureaus, armchairs, oriental carpets, dishes, decorative tiled stoves, original bathroom sanitary ware, and many other **art deco** elements designed by the architect and painter **František Kysela**. The property underwent a major reconstruction at the end of the 20th century, which preserved the original intention of the Viennese architect **Gustav Scholer** and at the same time provided 21st century comforts. The property is connected to the sewerage system, and it has modern wiring, a lightning rod, and hot and cold water distribution. Hot water is provided by 2 tanks and heating is central with 2 JUNKERS gas boilers. To preserve the period atmosphere, central heating is also possible with a **fireplace** and a **tiled stove**. The garden with a tennis court has retained the original character imparted by Professor Friedrich Henn of Lednice.

The villa is set aside from the village, yet close to the center of Rýmařov. Nearby is a **large park**. Just a few steps from the house is the **Jeseniky protected landscape area** with hiking paths, bike trails, and cross-country skiing in winter. Rýmařov offers a complete infrastructure, schools, shops, and sports and cultural facilities. The town is 250 km east of Prague, 130 km from Brno, and 50 km from Olomouc.

## Useable area

Basement 331.82 m<sup>2</sup>.Ground floor 416.62 m<sup>2</sup>.Attic (including the apartment under the roof) 401 m<sup>2</sup>.**Total area** 1,149.44 m<sup>2</sup>.



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Usable area 1 149 m<sup>2</sup>

Foot print 686 m<sup>2</sup>

Land 9,332 m<sup>2</sup>.

Plot 9 332 m<sup>2</sup>

Parking Yes

PENB G

Reference number 32829