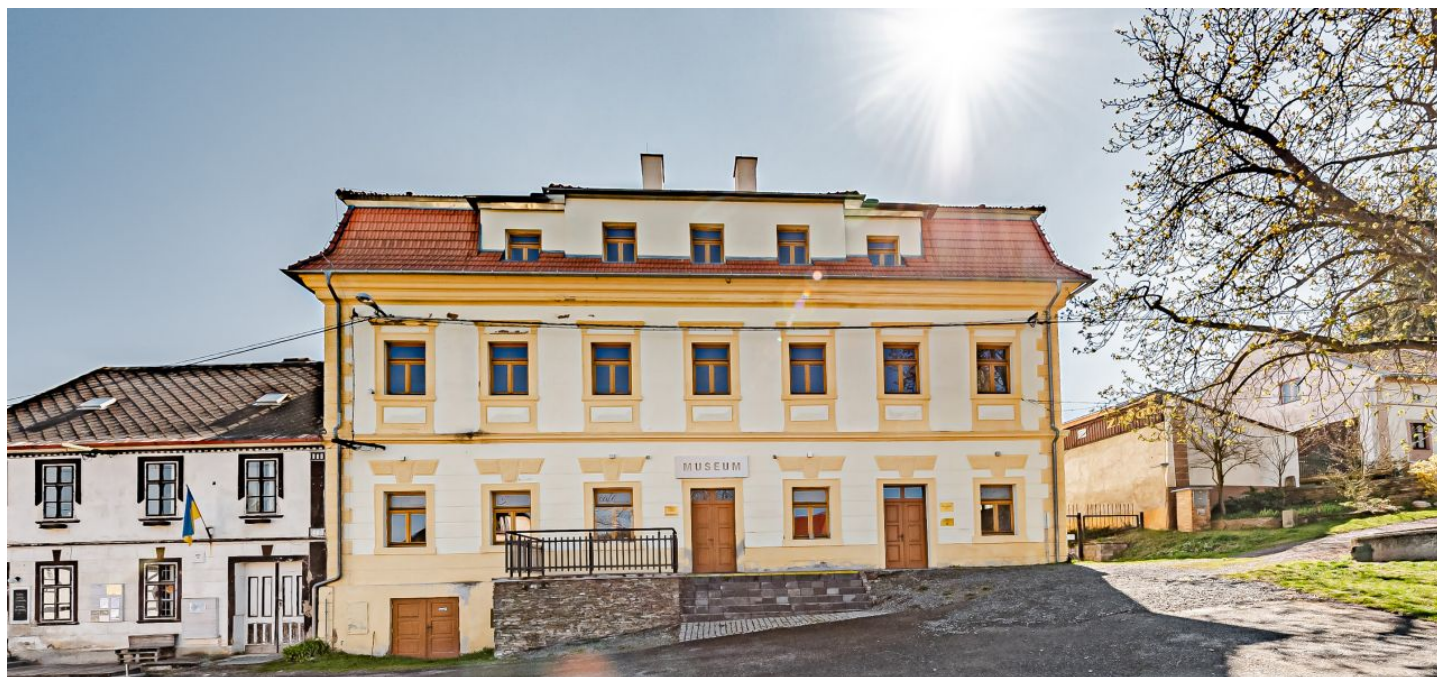




Historic property Nineteen-bedroom (20+1)

Ask for price

Plzeň-město, Rabštejn nad Střelou



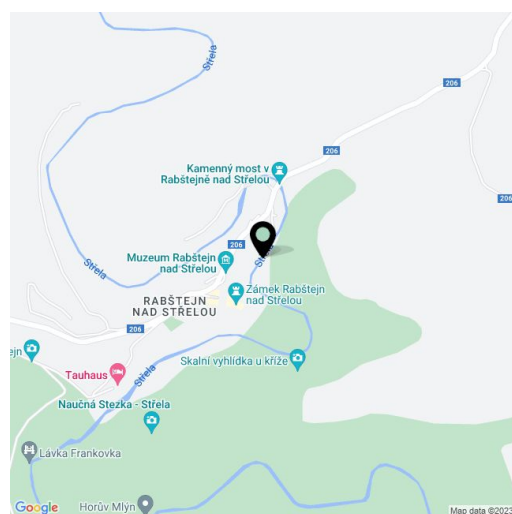


Historic property Nineteen-bedroom (20+1)

Ask for price

Plzeň-město, Rabštejn nad Střelou

Usable area	1 104 m ²
Foot print	1 095 m ²
Plot	2 106 m ²
Parking	Parking in front of the house + garage
PENB	D
Reference number	41461



This historic building with medieval foundations, comprehensively reconstructed under the supervision of heritage preservation experts, dominates the medieval square of the town of Rabštejn nad Střelou, a protected urban heritage zone in the Pilsen North district.

With a size of almost **five thousand m³** and built as a **multifunctional building** that combines active recreation and business, a front wall with a **preserved facade and preserved classicist vault**, the property is **protected as a listed monument**. A new building was built into the perimeter wall. The universal **multifunctional interior** is heated by deep wells and a heat pump. Underfloor heating is complemented by a **fireplace stove** in each living room.

This place with a **strong genius loci**, **breathtaking views** of the surrounding **wooded hills**, and the **deep valley of the Střela River** is located in the **beautiful landscape of a nature park** near Karlovy Vary and Pilsen. Part of the building is an **adjacent plot of land with an area of 1,454 m²**, which slopes from the bottom of the building's terrace to the banks of the Střela River. Water is from the municipal water supply, waste is handled by its own sewerage treatment plant.

The original hotel was rebuilt into a **building with variable use**. Water and electricity installations are ready on each floor to change the layout of the main living spaces. The individual floors are connected by two staircases and a **hydraulic elevator**. The top floor has a separate independent spiral staircase leading to the lower **terrace**. A total of **three terraces** face west and offer **views of the river and the six-hundred-meter hill**. A comprehensive reconstruction and renovation took place seven years ago. Windows and partition walls are made of solid wood. The cafe is decorated with a **large-format stained glass window with mythological scenes**.

Ground floor

Access to the building is from **its own plot** on the square. The space is generously designed as a **modern gallery with a cafe and a separate terrace of 70m² with views of the Střela River valley**. The exhibition hall has its own entrance and garage door for the installation of larger objects or parking. The existing established cafe is approved for serving visitors. The number of visitors to the building is over three thousand visitors per year. The ground floor has its own social facilities and storage areas, and a technical room for servicing four heat pump wells.

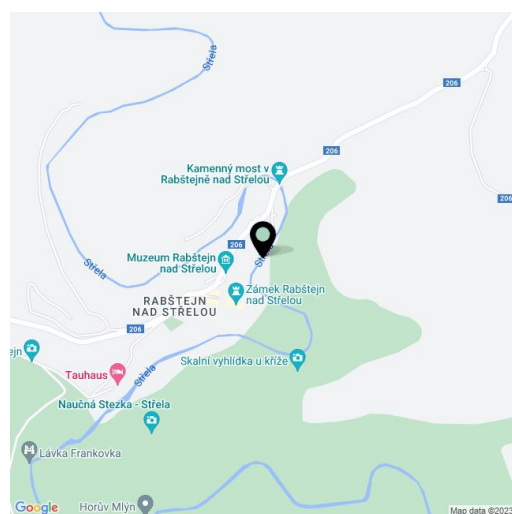


Historic property Nineteen-bedroom (20+1)

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Plzeň-město, Rabštejn nad Střelou

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Underground floor

The entrance to the rock-hewn cellar is from a separate room. The cellar is brick and **extends into the rock**. The articulated cellar space with an area of 47 m² is designed as **a wine cellar with access to the terrace** at the level of the foot of the building with an area of 42 m². The original staircase with **wooden steps from the 17th century** is preserved in its original form.

First floor

The story is currently designed as an open space with a central corridor. The total floor area is 280 m². In the five interconnected rooms, which have water and electricity distributions ready for further variable arrangement, it is possible to change the layout according to the purpose of use. The rooms are equipped with **fireplaces**. The floors are connected by an elegant sandstone staircase, which is **a replica of the original historical staircase** that connects the two floors.

Second floor

The floor has **2 newly built luxury 1-bedroom apartments** with their own bathroom facilities. The total space of 122 m² serves as a lobby bar and can be used for the **completion of three more apartments**. There is a generous terrace with an area of 130 m² with a planned **roof garden overlooking the Střela River valley**. The elevator on each floor leads to a connecting hall. The final floor is accessed by two staircases that lead to the ground floor. The rooms are equipped with **fireplaces**.

The attic is accessible via a central staircase. It is insulated and structurally prepared for the installation of additional facilities such as a **fitness center** or **game room**.

Rabštejn nad Střelou is **part of the town's historical heritage zone**. Object no. 10 is the dominant feature of Pluhovské Náměstí Square and showcases the region's unique combination of folk and urban architecture. **The concentration of medieval and baroque buildings** such as a monastery, castle, church, and castle ruins is where many hiking and bike paths intersect. The park in front of the building is the starting point of a **nature trail**. The location is a well-known hunting area and there is also an important breeding ground nearby. The Střela River is famous for its trout fishing. The place is easily accessible from Karlovy Vary and Pilsen (approx. 40 minutes by car). The drive from Prague takes less than 1.5 hours, and the commuting time will be significantly reduced after the completion of the D6 highway.

Area of the main building 1,103.76 m², built-up area and



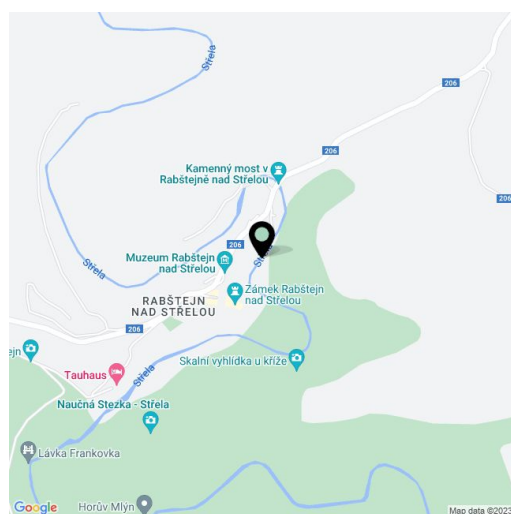
Historic property Nineteen-bedroom (20+1)

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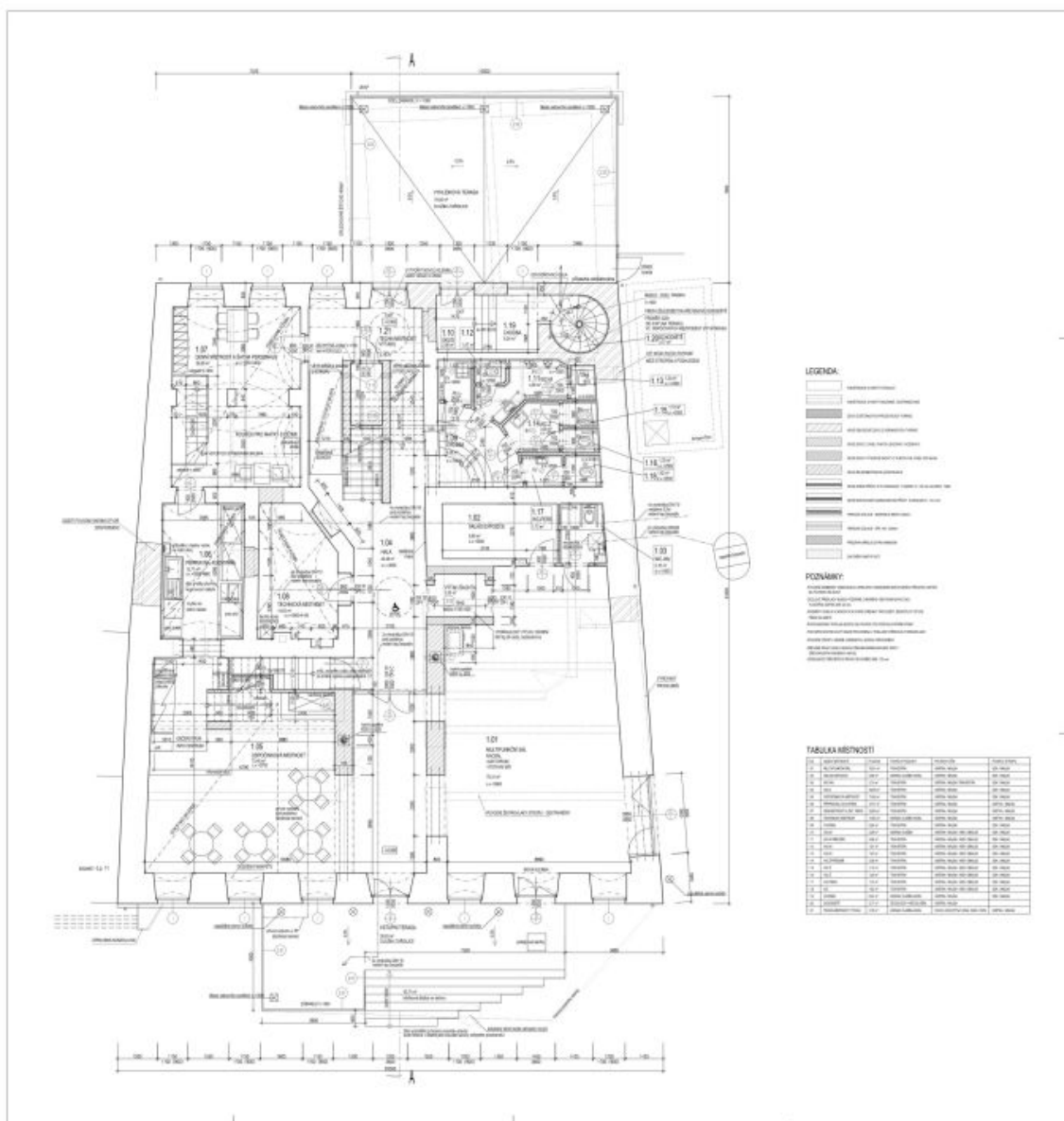
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courtyard 1,095.3 m², terraces 316.7 m², land 2,106 m².
Approved as a public use building.



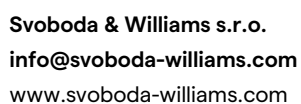
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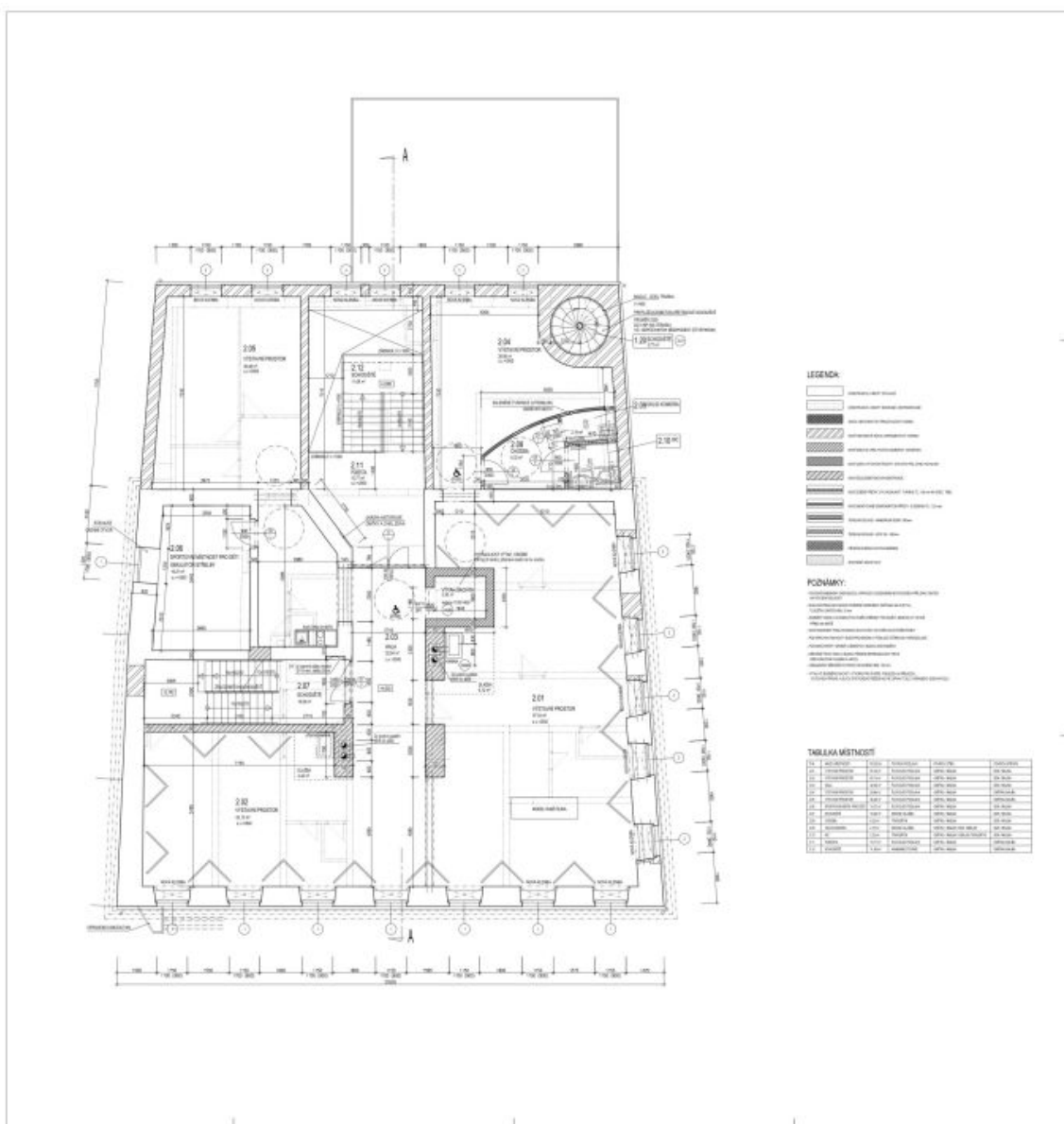
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