



## House Seven-bedroom (8+kk)

€ 246 325 | CZK 6 200 000

451 m<sup>2</sup>, Benešov, Lštěn, Lipová





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Plot	648 m <sup>2</sup>
Foot print	213 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	Not required
Reference number	103724

This unique building of a former Baroque granary with preserved important architectural and craft elements is nestled in the romantic landscape of Josef Lada, by the meandering Sázava River, in the middle of forests with romantic ruins and at the same time just a few minutes' comfortable drive from Prague. The offer includes an architectural proposal for the reconstruction of the building as well as a valid building permit.

The house is in a state requiring a complete renovation, and so the layout of the individual rooms is completely **variable** and the final arrangement depends on the new owner. According to the **architectural designs** by a renowned studio, a social space with a kitchen, dining area, and **open fireplace**, and social and technical facilities and a **wellness area with a sauna** will be created on the ground floor. The first level of the attic is to be divided into several rooms by glass partitions, the upper level (to the loft) is to consist of two fully equipped rooms.

The building from the **beginning of the 17th century** is an **immovable cultural monument**, and the reconstruction and modernization project has been **approved by the relevant authorities**. An external spiral staircase, a gazebo extension, and photovoltaic panels are expected to **reduce energy costs**. The building has complete utility network connections: water, sewerage, a gas pipeline, and high and low current.

This absolutely amazing place is located by the **Sázava River**, not far from a 1930s style **swimming pool**, the **Posázavský Pacifik** railway line, or the iconic ruins of **Hlásek Castle** known from the pictures of **Josef Lada**. A popular recreational area with **dense forests** only a **few minutes' drive from Prague**, with the entrance to the D1 highway just a 10-minute drive away.

Usable area 451 m<sup>2</sup>, built-up area 213 m<sup>2</sup>, garden 435 m<sup>2</sup>, plot 648 m<sup>2</sup>.

