



**Apartment building Seven-bedroom
(8+kk)**

€ 1 673 640 | CZK 42 000 000

425 m², Domažlice, Bělá nad Radbuzou, Český les





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Total gross floor area of the building	489 m ²
Total net leasable area of the building	425 m ²
Plot	1 909 m ²
Foot print	326 m ²
Garden	1 123 m ²
Parking	Parking by the house
Cellar	-
PENB	G
Reference number	107478

This stylish apartment building with eight designer apartments and one office was originally built as a school building and then subsequently turned into an inn. It has now been completely reconstructed. Located in the small border village of Železná, amidst the beautiful landscape of the Český Les Protected Landscape Area.

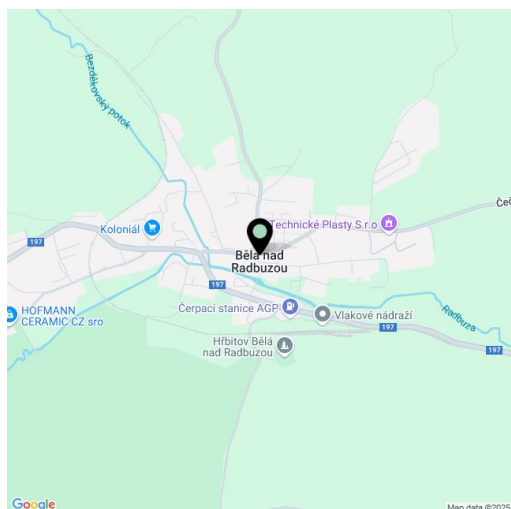
The apartments on the ground floor are **wheelchair accessible** and have **direct access to the terrace**. Other apartments are accessible via the original **stone staircase**; some of the units have their own kitchenettes. A generously designed suite spreads across the entire attic area, which, among other things, offers a **free-standing bathtub** under **century-old exposed beams**.

The demanding and **thorough reconstruction** took place from 2021 to 2023. A renowned architectural studio added modern **design and luxury** to the building without disturbing its original genius loci. From the outside, the shutters and entrance door in a fresh green color will catch your eye and are suitably complemented by the cream facade. There is **trouble-free parking** right by the building.

The boutique project is located directly on the **Via Czechia** and **St. James** hiking trails. The pristine surrounding nature offers countless other options for walking or bike trips on both the Czech and German sides. There is a restaurant on-site and more extensive civic amenities are available in the historic center of **Bělá nad Radbuzou**, which includes Železná, or in the picturesque Bavarian town of **Eslarn**.

Net floor area 424.86 m², gross floor area 488.96 m², built-up area 326 m², garden 1,123 m², land 1,909 m².

The operator offers a leaseback of the property for accommodation activities at a price of CZK 2,800,000 per year. Fixed rent for a period of 3 years.

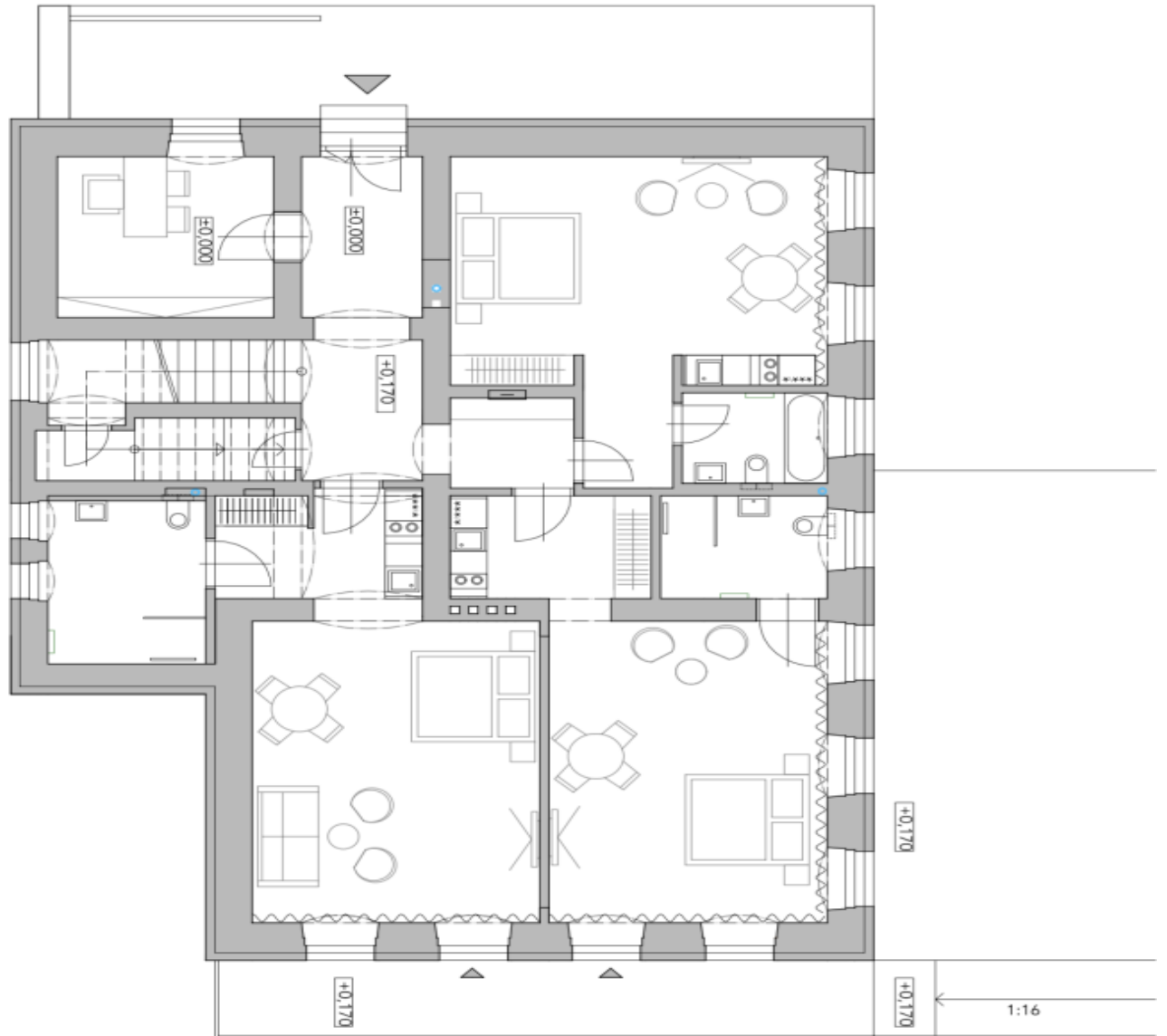




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