



## Historic property Nineteen-bedroom (20+kk)

Sold

Mělník, Býkev, Jenišovice u Mělníka



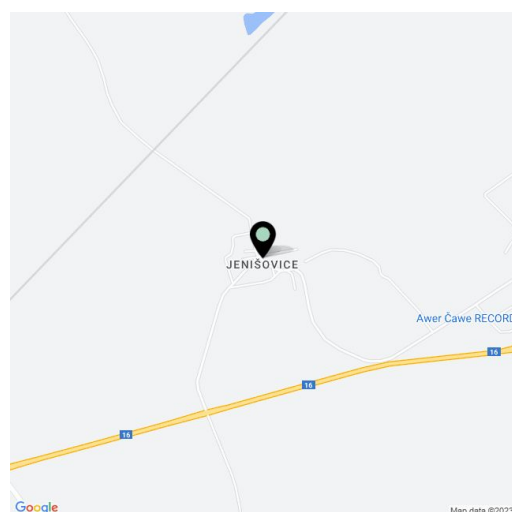


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Usable area	860 m <sup>2</sup>
Foot print	1 119 m <sup>2</sup>
Plot	4 454 m <sup>2</sup>
Parking	Yes
PENB	C
Reference number	17126



**This renovated manor, built in 1899 on the site of the original residence of the Kustoš family that was subsequently destroyed by fire, stands in a beautiful quiet place only a few minutes' drive from Mělník and less than half an hour from Prague. This elegant property offers a wide range of uses—a private residence and/or commercial property with a restaurant and accommodation capacities e.g. for event planning, medical facilities, etc. The offered property also includes a building plot intended for the construction of a family house. Possibility to purchase 2 neighboring building plots.**

On the entrance level, there is a dignified foyer with a **fireplace** accessible from the veranda, a space suitable for the establishment of a restaurant and its facilities, a 2-bedroom apartment, offices, and a staircase. The first floor is divided into 2 units consisting of apartments with private kitchens, en-suite bathrooms, and a shared balcony. The attic is ready for further use (potentially up to 6 apartments); in the basement are cellars and utility facilities. All floors can be connected by an **elevator**.

Countess **Franziska von Groote** inherited the Jenišovice estate from her uncle and lived in the nationalized manor until she was 80 (until 1952). Afterwards, the property was used as a cultural center, cinema, dance hall, and library; in the 1990s, it was returned to the family. The entire building is currently **renovated**; the plot is fenced in on the front side with a new **wrought-iron fence**. Heating is provided by a heat pump.

The estate is located in a quiet, well-visible location with perfect access to the D8 highway; there is a bus stop and railway station nearby. The **historic wine-growing town of Mělník** with a full range of services is less than 5 km away. Říp Mountain, to which a **pilgrimage route leads**, and the **romantic Kokořínsko Nature Park**, the region of the poet Karel Hynek Mácha, are a short drive away. The **Baraba Lake swimming and fishing area** is within easy reach; the area is interwoven with comfortable trails suitable for trips on foot or by bike.

The asking price of the property is listed without VAT, the sale of the property is subject to this tax.

Usable area 860 m<sup>2</sup>, land 4,454 m<sup>2</sup>.

Approved as a family house.



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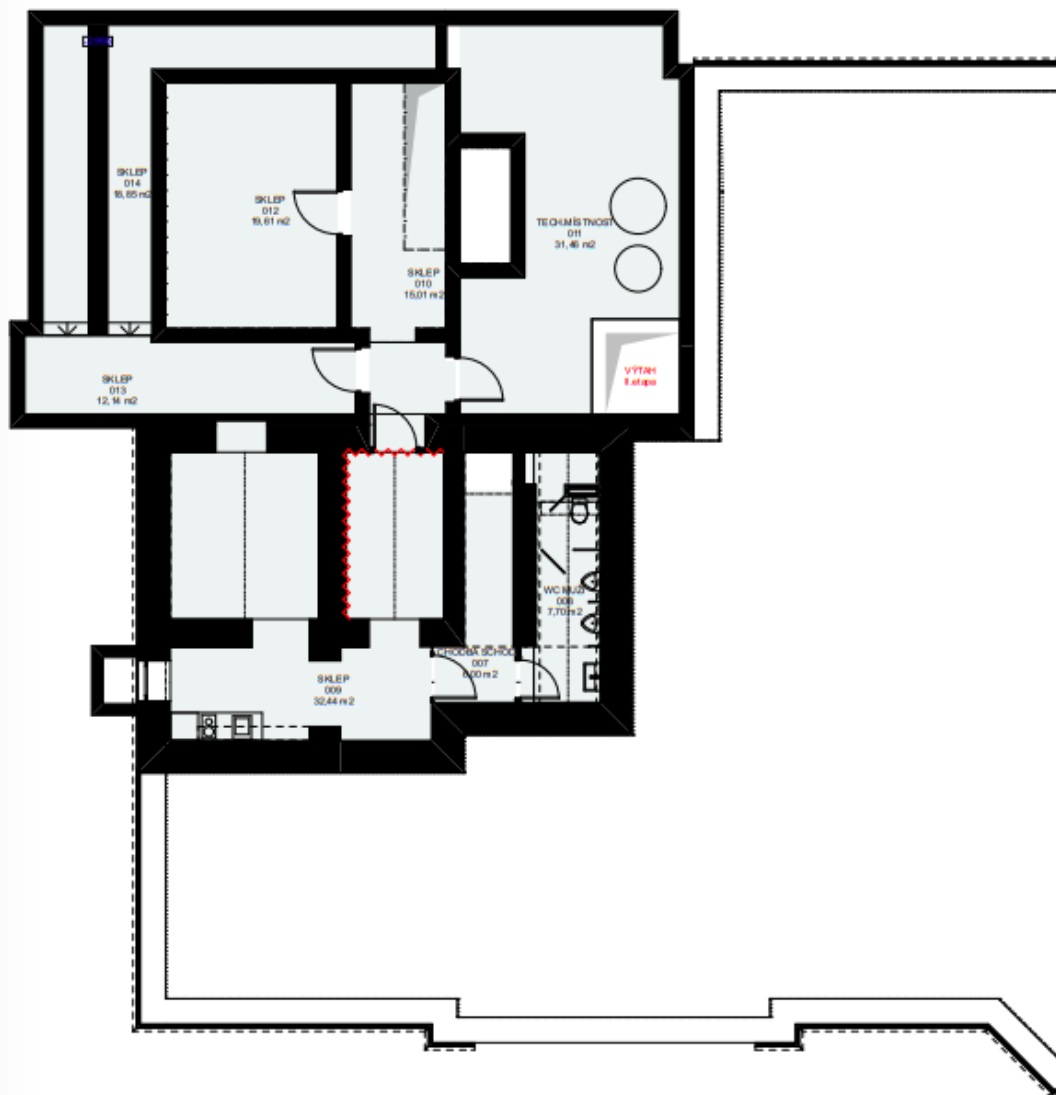




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