



Office building

Žďár nad Sázavou, Velké Meziříčí, Náměstí

€ 2 151 847 | CZK 53 000 000





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Cellar	Yes
Total gross floor area of the building	1 868 m ²
Foot print	2 641 m ²
Plot	2 641 m ²
Parking	-
PENB	G
Reference number	107699

A unique Renaissance building with a variety of uses - offices, shops, galleries, or housing - has an amazing location right on the main square of Velké Meziříčí. The spacious three-story building with its own courtyard is part of the city's historical development. Velké Meziříčí is located on the Prague-Brno route and is conveniently accessible via the D1 highway.

Key investment criteria

- gross floor area of the building 1,868 m²
- spacious attic
- plot 2,641 m²
- the building has undergone several renovations, most recently in 2019
- the property is a cultural monument

Property description

- a detached **Renaissance house from 1578 with a courtyard** surrounded by historical buildings
- 2 floors above-ground and attic, 1 underground floor
- current layout:
 - ground floor: 4 large exhibition halls, office, gallery, shop, café, entrance foyer
 - 1st floor: living room, kitchen, 4 bedrooms, common room accessible from the gallery, bathroom, laundry
- the building has a **basement** under its entire area and has a spacious attic
- during the last reconstruction, original craftsmanship elements were refurbished: **vaults, wooden staircase, stone door linings, or sgraffito facade**
- the building is ready for modern living
- heating by new gas boilers

Location

The palace is located in the **city's conservation area**, directly on the square opposite the Church of St. Nicholas. There is an elementary school and a Children and Youth Center in the immediate vicinity, and restaurants, cafés and shops are within walking distance. The historical buildings at the confluence of the Oslava and Balinka waterways are further surrounded by the Čechovy and Riegrovy Sady parks. On famous Fajt Hill, there is a **ski slope** open when there is enough snow, and a climbing wall in warm weather. The city is easily accessible by bus, train, and car via the **D1 highway**.

