



## Historic property

242 m², Břeclav, Pavlov, Na Cimbuří

Ask for price





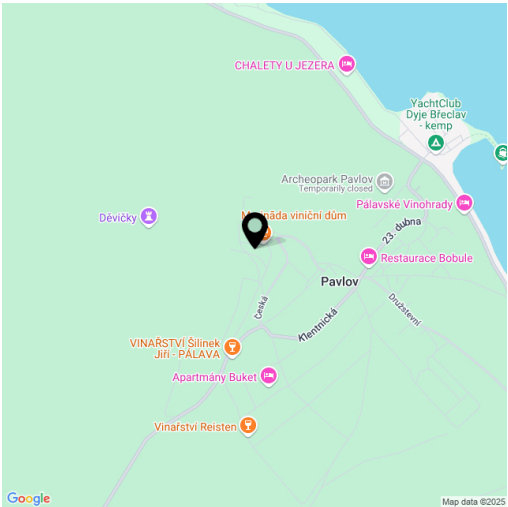


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Total area	242 m²
Foot print	94 m²
Plot	382 m²
Parking	-
PENB	G
Reference number	108270



On the very edge of the Pálava Protected Landscape Area, in the village of Pavlov, stands this sensitively renovated vineyard house with three bedrooms, three bathrooms, and a café on the ground floor, offering space for family or multigenerational living. The heritage-protected building spans the foot of a hill, above which the ruins of Děvičky Castle rise, and its windows provide stunning views of the tranquil waters of the Nové Mlýny reservoir. Located in the immediate vicinity of the Pálava Protected Landscape Area, the region is renowned not only for its high-quality wine and distinctive wine cellar architecture but also for its rich history dating back to prehistoric times.

On the ground floor of this three-story house with a basement, there is a cozy **café featuring a fireplace**, facilities, and a terrace. This level also includes guest restrooms and a small storage room. A staircase leads down to a **heritage-protected** wine cellar dating back to 1721. A separate rear entrance provides access to the private section of the house. The main entrance on the second floor opens onto a living room with an open plan kitchen and dining area, along with a guest toilet, a utility room, and a bedroom with an en-suite bathroom. An interior staircase leads to the third floor, where there are two additional bedrooms, each with its own bathroom and walk-in closet. **The garden**, located on a sloped terrain behind the house, is landscaped into multiple terraces lined with **natural stone**. It features **olive trees**, a mature apricot tree, a fire pit, and a large dining table accommodating up to 20 guests.

During the extensive reconstruction of **the original 17th–18th century building, the Renaissance and Baroque façade** (of exceptional artistic value) was preserved. However, the renovation encompassed the roof, all interior structures, utilities, and complete interiors. All wooden elements—beams, windows, doors, floors, and furniture—were crafted by the Czech company **ACER Brno**. The single-leaf windows have wide **seating ledges**. The bathrooms are fitted with high-end sanitary ware, including **DORNBRACHT TARA** brass faucets, **GRAVELLI** sinks, and a **RIHO** bathtub. Additional features include **underfloor heating**, designer ATOL radiators by Czech manufacturer ISAN, and **travertine** floors, a limestone material that reflects the geological base of the Pálava Hills. The walls in the bathrooms and some other areas are finished with premium **QUALIBAU washable plaster**. The house also features **ABB** ceramic switches and sockets. Heating and hot water are provided by a gas boiler. The property is equipped with a **security system** and a complete **sound system**, covering the house, café, front terrace, and garden.

The picturesque South Moravian **wine-growing village of Pavlov** is located



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near the **Pálava Protected Landscape Area**, on the banks of the Nové Mlýny reservoir. The region attracts nature lovers, hikers, and cyclists, with popular destinations including the ruins of Dívčí hrady (Maiden's Castle), the historic center of Mikulov, and the **Lednice-Valtice area**. Pavlov is also home to the unique **Archeopark Pavlov** underground museum. The village offers a grocery store and several restaurants, while full amenities are available in Mikulov (15 minutes by car) and Hustopeče (17 minutes by car).

Floor area 242 m<sup>2</sup>, land 382 m<sup>2</sup>.

Approved as a building for family recreation with a café.

