



## House Three-bedroom (4+1)

Ask for price

242 m², Břeclav, Pavlov, Na Cimbuří







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Total area	242 m²
Plot	382 m²
Foot print	94 m²
Floor area	182 m²
Parking	-
Cellar	60 m²
PENB	G
Reference number	108342

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** was preserved. However, the renovation encompassed the roof, all interior structures, utilities, and complete interiors. All wooden elements 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**.

Floor area 242 m², land 382 m².  
Approved as a building for family recreation with a café.



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