



House Nineteen-bedroom (20+kk)

€ 571 487 | CZK 13 990 000

500 m², Jindřichův Hradec, Slavonice, Stálkovská





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Plot	8 221 m²
Foot print	952 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	108894

Exceptional offer of a renovated 16th-century mill in an area with high tourist and business potential. The property includes a separate two-story apartment, 2 guest apartments, and land with a total area of 8,221 m². Slavonice is the Renaissance gateway to Czech Canada, offering many tourist attractions near the Austrian border and excellent transport connections.

Key criteria

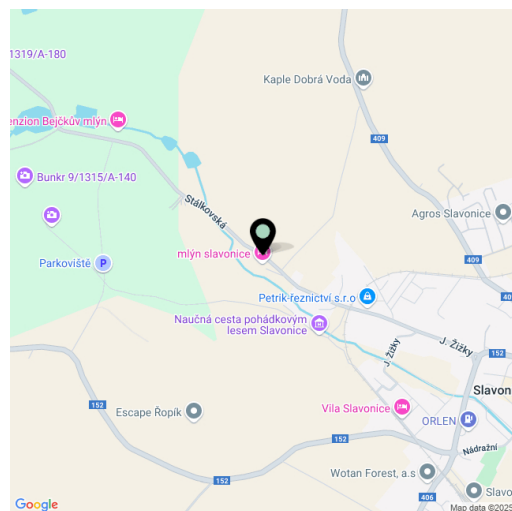
- partially **renovated former mill with historical value** and preserved original architectural and craftsmanship features
- **well-established apartment accommodation** with its own booking system
- potential for expansion: additional units, retreats, gym, café, wine cellar, sauna
- **land area totaling 8,221 m²**
- strategic location near the **Austrian** border with good accessibility by car, bus, or train

Property description:

- two-story apartment with a balcony: living room with a bedroom, children's room, 2 kitchens (1 with a brand new kitchen unit), common room, bathroom with a toilet, utility room
- 2 tastefully furnished rental apartments: one large for 6 guests and a smaller one for 2 guests, both with new water and electrical installations
- total floor area of the apartments approx. 350 m²
- attic space
- former milling room with an interior requiring complete renovation
- orchard with utility connections
- drained pond with potential for subsidy-supported restoration
- alder grove along the stream
- enclosed courtyard with a summer kitchen, equipped workshop, and wood shelters
- 2 cellars with a constant temperature
- woodshed, boiler room, hayloft
- children's play features, outdoor grill
- new or like-new roofing including trusses and battens on all buildings
- central solid fuel heating in the main apartment, fireplace stoves with exchangers in the rental units

Location

The historic town of **Slavonice** is located on the edge of the beautiful natural area known as **Czech Canada**, surrounded by forests, ponds, and





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bike trails leading to the Austrian border. It offers ideal conditions for **summer recreation**, fishing, and sports activities. Nearby sights include the towns of Jindřichův Hradec and Nová Bystřice, connected by a unique **narrow-gauge railway**, and the castles of Landštejn and Stráž nad Nežárkou. The drive from Prague or Vienna takes about 2 hours.

Total usable area approx. 500 m² (of which floor area of three residential units is approx. 350 m²).

