

House Three-bedroom (4+1)

Ask for price

242 m², Břeclav, Pavlov, Na Cimbuři

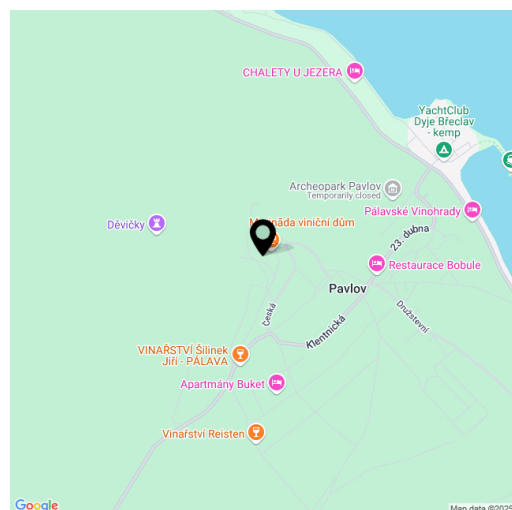


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Total area	242 m ²
Plot	382 m ²
Foot print	94 m ²
Floor area	182 m ²
Parking	-
Cellar	60 m ²
PENB	G
Reference number	108342



A sensitively renovated vineyard house with 3 bedrooms, 3 bathrooms, and a café on the ground floor offers space for both family and multi-generational living. It is situated at 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 into 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.

A comprehensive renovation of the original historic vineyard house preserved the heritage-listed front gable while completely reconstructing the roof, all interior structures, utilities, and interior spaces. All wooden elements—beams, windows, doors, flooring, 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 **DORNBRAUCH TARA** brass faucets, **GRAVELLI** sinks, and a **RIHO** bathtub. Additional features include **underfloor heating**, designer ATOL radiators by Czech manufacturer ISAN, and **travertine** flooring, 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 **audio system**, covering the house, café, front terrace, and garden.

The picturesque **South Moravian wine village** of Pavlov is situated at the foot of the **Pálava** Protected Landscape Area, near the Nové Mlýny reservoir. The region attracts nature lovers, hikers, and cyclists, with popular destinations including the Děvičky Castle ruins (Dívčí hrady), the historic

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center of Mikulov, and the **Lednice-Valtice Cultural Landscape**. 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 m², land 382 m².

Approved as a building for family recreation with a café operation.

