



## Historic property

Znojmo, Velká Mikulášská

Sold





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Total area	1 000 m <sup>2</sup>
Foot print	341 m <sup>2</sup>
Plot	546 m <sup>2</sup>
Parking	-
PENB	G
Reference number	28709

The historically important house is just a few steps from the centre of the cultural city of Znojmo. After reconstruction, it offers comfortable stylish living and the possibility of business activities.

The four-storey house with cellar and technical mezzanine, attic and underground space (2nd basement) contains **4 apartments**, 3 of which were previously used. There are 2 wings (east and west) in the back, the courtyard and a smaller garden surrounded by walls. The upper floor and the attic have **impressive views**, such as Kraví Hora and St. Nicholas church.

The house under the protection of the monument is intended for a complete reconstruction. Two maisonettes can be built from two apartments. Furthermore, the attic studio should be added and the commercial space expanded. The building permit is already approved for the attic. The building is connected to all networks (drainage, sewerage, water, electricity and gas connection). The ground floor, including the passage, is decorated with **original vaulted ceilings** and historically significant **massive double-winged doors**.

To the Impressive atmosphere contributes the location in a romantic alley. Location close to Masaryk Square provides all the services and a lot of greenery in the immediate surroundings: a few steps to the Rajská Garden and Caroline Orchards, the hiking and cycling trails lead to the surrounding nature of the **national park Podyjí**. A city with many monuments, located 8 kilometres from the Austrian border, is known for its Znojmo wine festival. It is about an hour's drive from Brno and Vienna.

Total leasable area of approximately 1 000 m<sup>2</sup> (will be specified), built-up area 340,53 m<sup>2</sup>, plot 546 m<sup>2</sup>.

