



## Historic property

Klatovy, Žinkovy

€ 7 996 801 | CZK 200 000 000



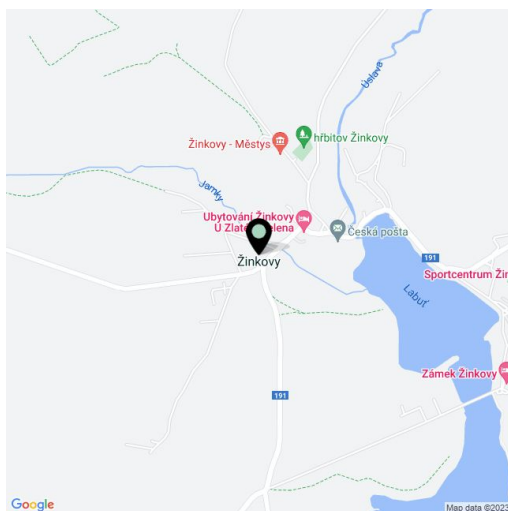


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Total area	12 000 m <sup>2</sup>
Foot print	11 493 m <sup>2</sup>
Plot	188 445 m <sup>2</sup>
Parking	garage for 3 cars
PENB	G
Reference number	32806



Unique offer of a romantic mansion with an interesting, over-800-year history. The largest Czech castle in private ownership, it boasts magnificent views of the neighboring ponds, a well-maintained English-style forest park, and nearly 19 hectares of land, all of which enhance the uniqueness of this property. Thanks to its useable area of almost 12,000 sq. m., the chateau is the perfect setting for weddings, conferences, and other corporate and private events. A large part of the building has recently undergone an extensive reconstruction.

The chateau is one of the most famous examples of **Late Historicist** chateau architecture in the Pilsen Region. Throughout its rich history, the chateau was owned by many Czech nobles or famous dynasties, such as the Lobkowitz or Harrach aristocratic houses, or the Škoda family (founders of the automobile brand).

In addition to the main castle building, the complex also includes a completely refurbished office building with a **restaurant** and a fully equipped kitchen, a conference room, a reception desk, office space, and **four apartments**. There is also a partially renovated **farm building** and **12 bungalows**, each with 2 bedrooms, bathrooms, and toilets (6 bungalows are renovated). After the planned reconstruction, **the mill and granary** can be used as a restaurant or accommodation. The property has its own **wastewater treatment plant** (only for the needs of the chateau complex), a **waterworks** connected to a well with a spring, a **garage for 3 cars**, and **19 outdoor parking spaces** (including 2 handicapped parking spaces).

The chateau complex is situated in a very quiet location in the immediate vicinity of **2 large ponds** - Žinkovský and Labuť. Nearby, there are hiking trails, including the **St. James Trail**, which is about 3 km away. The surrounding area offers a large number of attractive destinations, such as the Švihov Water Castle, several castle ruins, the **deep forests of Šumava**, and sites across the **German border**. The distance from the castle to Pilsen is only 25 km, to **Prague** about 115 km, and to the **Munich airport** - about 220 km.

Built-up area and courtyard 11,493 m<sup>2</sup>, arable land 6,160 m<sup>2</sup>, permanent grassland 63,250 m<sup>2</sup>, forest land 39,061 m<sup>2</sup>, water area 422 m<sup>2</sup>, remaining area, 68,059 m<sup>2</sup>. Total land area 188,445 m<sup>2</sup>.