





Hotel

242 m², Břeclav, Pavlov, Na Cimbuří

€ 1 193 661 | CZK 29 000 000

Total net leasable area of the building	242 m²
Cellar	60 m²
Parking	-
PENB	G
Reference number	108333

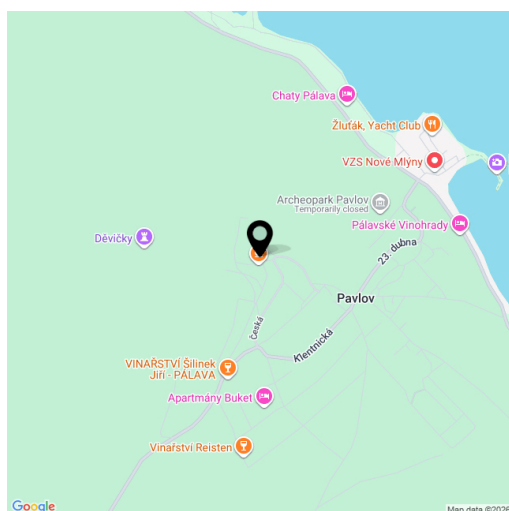
At the foot of the Pálava Protected Landscape Area, directly beneath the ruins of Dívčí hrady, lies this charming boutique hotel, which was created by converting a heritage-protected vineyard house from the 17th–18th century. It offers accommodation in three stylishly themed suites, a cozy café, and a terraced garden with a seating area by the fire pit.

Key investment criteria

- immovable cultural monument
- a 17th–18th century building now **fully renovated**
- currently operating a hotel and café
- **net floor area: 242 m²**
- of which basement space: 60 m²
- plot: 376 m²
- fully equipped with **premium facilities**
- attractive location in the Pálava Protected Landscape Area, near Mikulov and the Lednice-Valtice area
- approved as a building for family recreation with a café operation

Property description

- three above-ground floors
 - ground floor: **café** with facilities and a capacity of 20 guests, guest restrooms, storage room, terrace (capacity of 20 guests)
 - 1st floor: common room with a kitchen and large table, restroom, utility room, apartment with a bedroom and private bathroom
 - 2nd floor: two apartments, each with a bedroom, bathroom, and walk-in closet
- 1st basement floor: cellar from 1721, currently used as a **wine cellar** with a capacity of 20 guests
- **a Renaissance and Baroque façade of exceptional artistic value**
- the ground floor of the building previously housed a cellar with a front wine press room
- extensive renovation in 2021, including the roof, interior structures, and utilities
- all wooden elements in the house custom-made by the Czech company **ACER Brno**
- windows with wide interior sills for sitting
- wooden or limestone (**travertine**) floors





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- wooden interior doors
- bathrooms equipped with high-quality sanitary ware and **underfloor heating**
- heating and hot water provided by a gas boiler
- **security system**
- complete **sound system** (house, café, front terrace, garden)
- tiered garden with multiple terraces, a table for 20 guests, and fire pit

Location

The picturesque South Moravian wine-growing village of **Pavlov** is located on the banks of the Nové Mlýny reservoir and on the edge of the **Pálava Protected Landscape Area**, which is renowned not only for its top-quality wines and characteristic architecture of wine cellars, but also for its rich history dating back to prehistoric times. Discoveries from this era are brought closer to visitors through the exhibits of the unique underground Archeopark Pavlov museum. The area also attracts nature lovers, hikers, and cyclists, with popular destinations including the ruins of **Děvičky Castle** (Maiden's Castle), the historic center of Mikulov, and the **Lednice-Valtice area**.

