



## House Three-bedroom (4+1)

242 m<sup>2</sup>, Břeclav, Pavlov, Na Cimburi

€ 1 191 944 | CZK 29 000 000



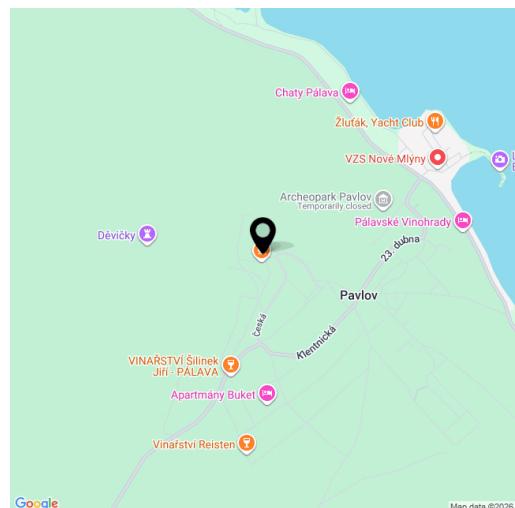


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Total area	242 m <sup>2</sup>
Plot	382 m <sup>2</sup>
Foot print	94 m <sup>2</sup>
Floor area	182 m <sup>2</sup>
Parking	-
Cellar	60 m <sup>2</sup>
PENB	G
Reference number	108342



**On the very edge of the Pálava Protected Landscape Area, in the village of Pavlov, stands this sensitively renovated vineyard house with three bedrooms, three bathrooms, and a café on the ground floor, offering space for family or multigenerational living. The heritage-protected building spans 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 the three-story house with a basement is a cozy **café with a fireplace**, facilities, and a terrace. There are also guest toilets and a storage room. A staircase leads down to a wine cellar built in 1721. A separate rear entrance provides access to the private part of the house. On the second floor is a living room with a kitchen and dining room, a toilet, a utility room, and a bedroom with its own bathroom. An interior staircase leads to the third floor, where there are two more bedrooms, each with its own bathroom and dressing room. The **garden with olive trees**, a mature apricot tree, a fireplace, and a table for up to 20 people is set on sloping terrain behind the house divided into several terraces lined with **natural stone**.

During the extensive renovation of the original 17th-18th century house, the Renaissance and Baroque facade (of exceptional artistic value) was preserved, but the roof, all internal structures, wiring, and the entire interior were replaced. All wooden elements—beams, windows, doors, floors, furniture—come from the workshop of the Czech company **ACER Brno**. The windows are single-wing with wide **window sills for sitting**. The bathrooms are equipped with high-quality sanitary ware (**DORNBRACHT TARA** brass faucets, **GRAVELLI** sinks, **RIHO** bathtubs), **underfloor heating**, **ATOL** designer radiators from the Czech manufacturer **ISAN**, and **travertine** limestone floors, a reference to the surrounding Pálava hills. The walls of the bathrooms and some other rooms are decorated with high-quality washable **QUALIBAU** plaster. The ceramic switches and sockets are from **ABB**. Heating and hot water are provided by a gas boiler. The house is equipped with a **security system** and a complete **sound system** (house, café, front terrace, garden).

The picturesque South Moravian **wine-growing village of Pavlov** is located near the **Pálava Protected Landscape Area**, on the banks of the Nové Mlýny reservoir. The area attracts nature lovers, hikers, and cyclists, with the most popular destinations including the ruins of Dívčí hrady, the historic center of Mikulov, and the **Lednice-Valtice Cultural Landscape**. Pavlov is home



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to a unique museum hidden underground called **Archeopark Pavlov**. The village also has a shop and several restaurants, while the towns of Mikulov (15 minutes by car) and Hustopeče (17 minutes by car) offer a full range of amenities.

Floor area 242 m<sup>2</sup>, land 382 m<sup>2</sup>.

Approved as a building for family recreation with a café.

