



House Four-bedroom (5+1)

€ 897 699 | CZK 21 850 000

492 m², Benešov, Benešov, Ke Stadionu





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Total area	492 m²
Plot	2 310 m²
Foot print	209 m²
Garden	2 101 m²
Floor area	341 m²
Balcony	7 m²
Terrace	61 m²
Winter garden	9 m²
Parking	-
Cellar	74 m²
PENB	G
Reference number	108854

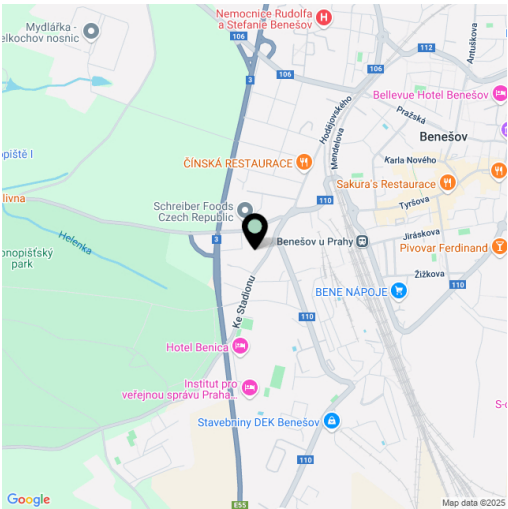
This Hohenberg vila from the 1920s is located in Benešov near Prague, surrounded by a spacious garden with century-old lime trees and mature greenery. The entrance to Konopiště Castle Park lies just 300 meters away. The history of this exceptional property dates back to the time when Habsburg Archduke Ferdinand d’Este, the original owner of the villa, resided at Konopiště Castle.

The elevated ground floor of the villa is arranged as follows: an entrance hall with a staircase leading to the upper floor, a spacious living room, a kitchen with a winter garden, a separate toilet, a study, and a terrace. The upper floor consists of three bedrooms (one with access to a balcony), a kitchen, a pantry, a bathroom, a gallery, and another terrace. The attic, with its mansard roof and two functional windows, offers potential for conversion into additional living space. The cellar includes access to the property’s private well.

Dating back to 1912, the villa retains the original character of a “**hunting residence.**” One of the villa’s most notable historical owners was František Schneiberg, the general director of the Konopiště estate, who maintained a close relationship with Archduke Franz Ferdinand d’Este, often joining him on hunts in the **castle’s game preserve.** The villa also housed Professor Jaroslav Charvát and his wife, Dr. Emmanuella Charvátová. While **full renovation** is now required, many original woodwork features remain, including the oak staircase in the entrance hall, windows, and doors.

The villa is located in a residential part of Benešov, just a stone’s throw from the vast park of **Konopiště Castle**, one of the most visited historic sites in the Czech Republic. A pedestrian crossing over the main road is planned, with a future bypass also under consideration. Shops and the train station are within a 10-minute walk, with **regular train connections** to Prague offering a convenient alternative to road travel via Highway 3 and the D1 highway near Mnichovice.

Usable area 491.7 m² (of which interior 271.3 m², winter garden 8.5 m², terraces 44 m² and 17.4 m², balcony 6.6 m², attic approx. 70 m², cellar 73.9 m²), garden 2,101 m², plot 2,310 m², built-up area 209 m².

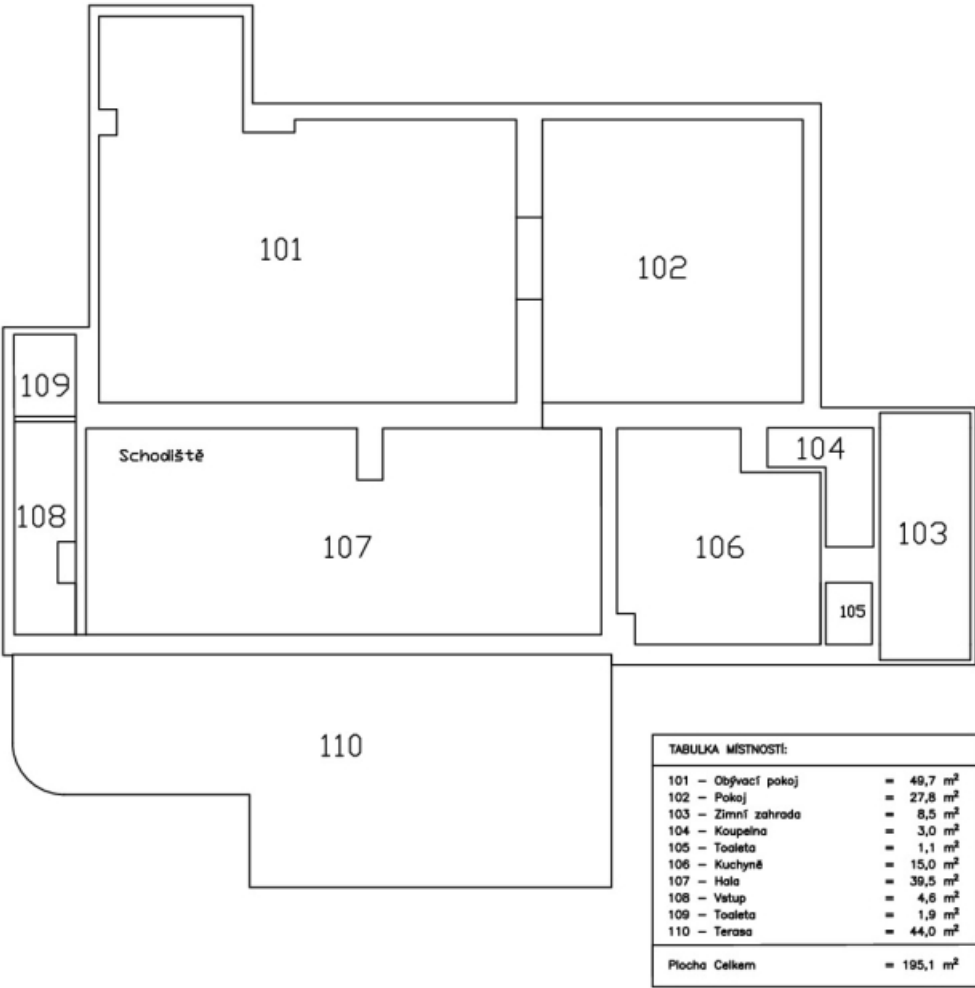




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Přízemí

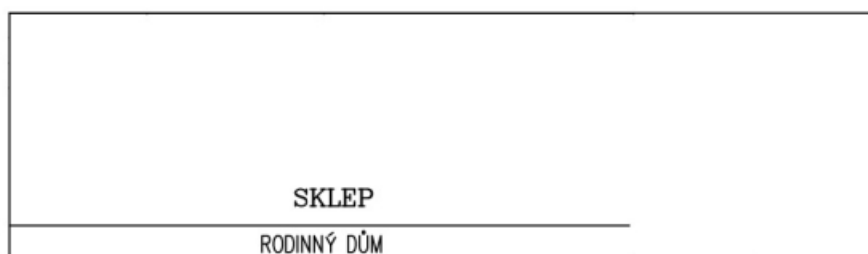
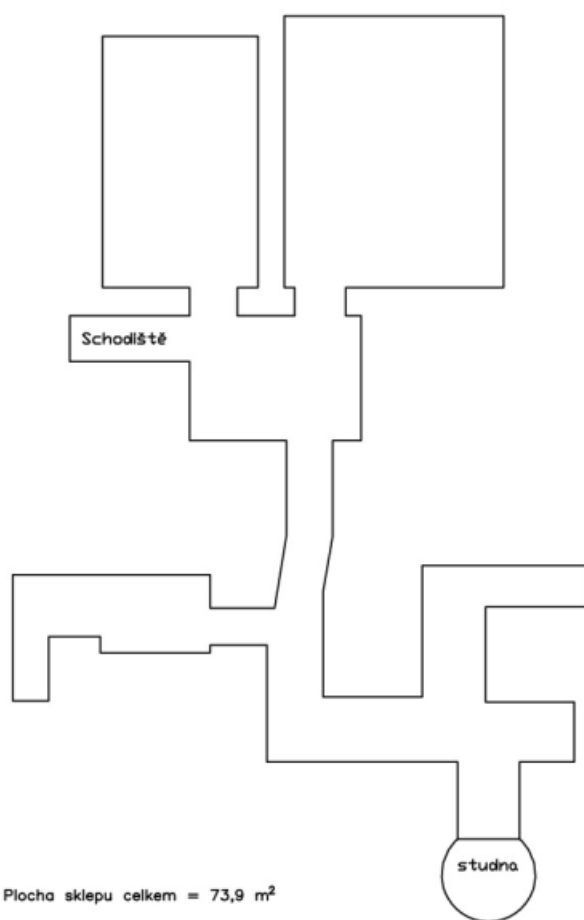
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TABULKA MÍSTNOSTÍ:		
201 – Pokoj	=	19,7 m²
202 – Pokoj	=	32,8 m²
203 – Pokoj	=	20,8 m²
204 – Balkon	=	6,6 m²
205 – Vyhřídko	=	7,3 m²
206 – Podestá	=	10,0 m²
207 – Hala	=	14,8 m²
208 – Kuchyně	=	12,7 m²
209 – Koupelna	=	7,3 m²
210 – Schodiště	=	1,9 m²
211 – Spíž	=	1,4 m²
212 – Terasa	=	17,4 m²
Plocha Celkem		= 152,7 m²

1. patro

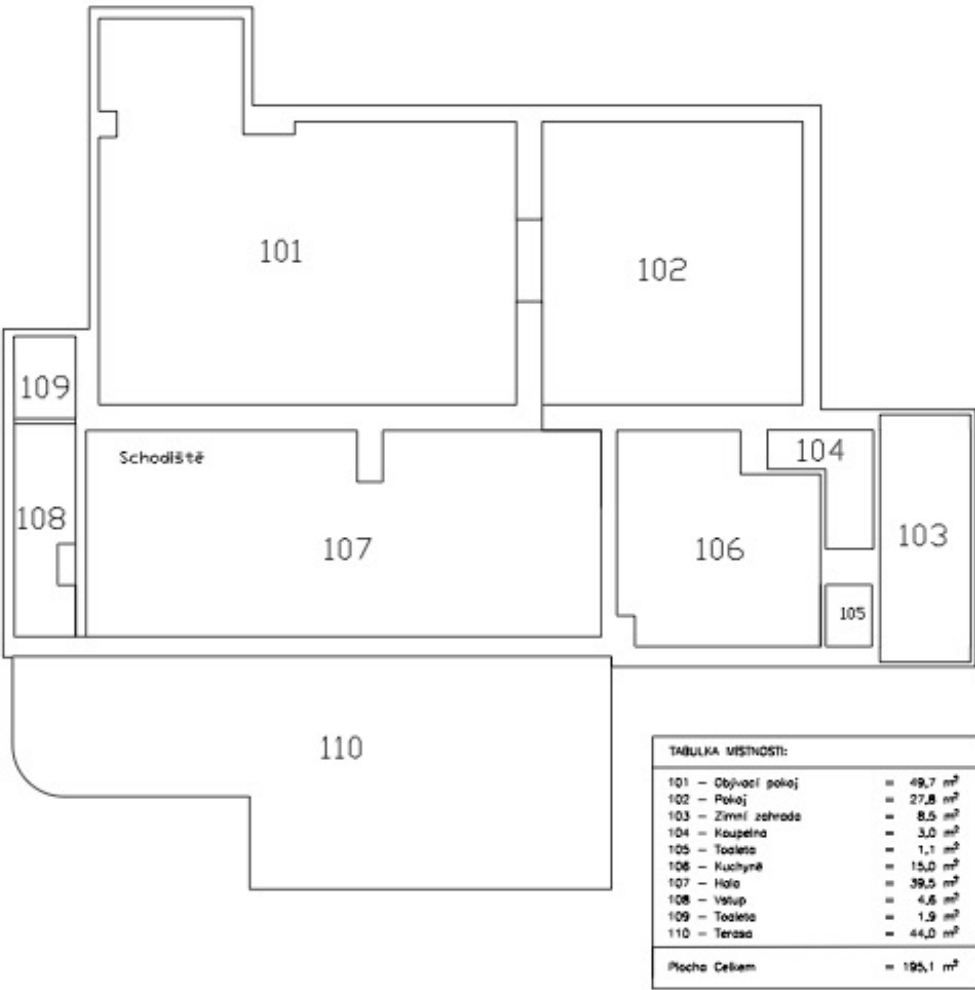
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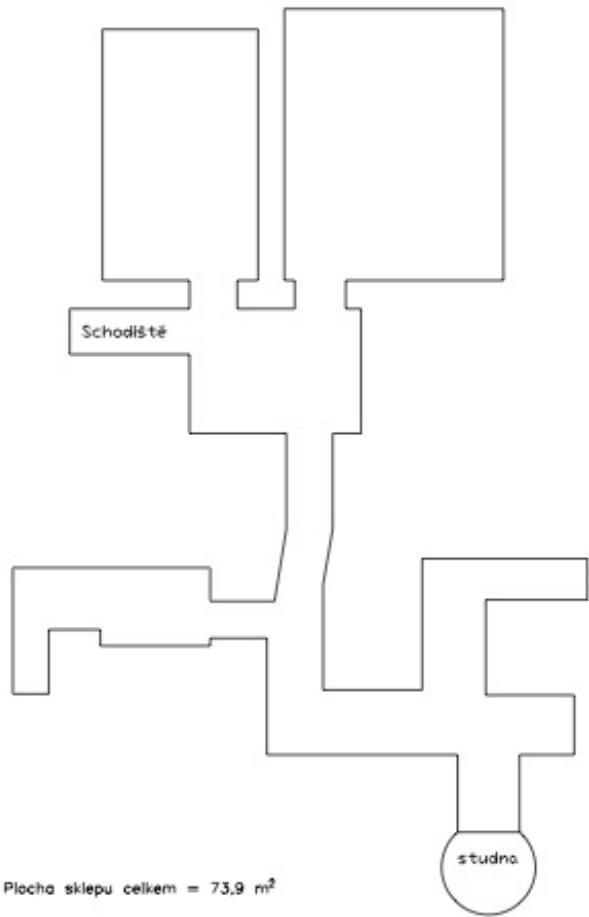
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vypracoval:	Ing. V. Kolár	Ukládání systém :	---
KONTROLAVAL:	Ing. V. Kolár	Jednotlivý sldování :	---
Benešov – Ke Stadionu 487/12			
zaměření plochy domu			
Přizemí			
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ZAMĚŘIL:	Ing. V. Kolář	Souběžný systém :	100-000-000
INSPICUJEL:	Ing. V. Kolář	Užitkový systém :	100-000-000
KONTROLOVAL:	Ing. V. Kolář	Jednotlivý sčítání :	100-000-000
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zaměření plochy domu			
SKLEP			
RODINNÝ DŮM			