



Apartment building Seven-bedroom (8+kk)

€ 1 088 743 | CZK 26 500 000

1333 m², Břeclav, Mikulov, Koněvova

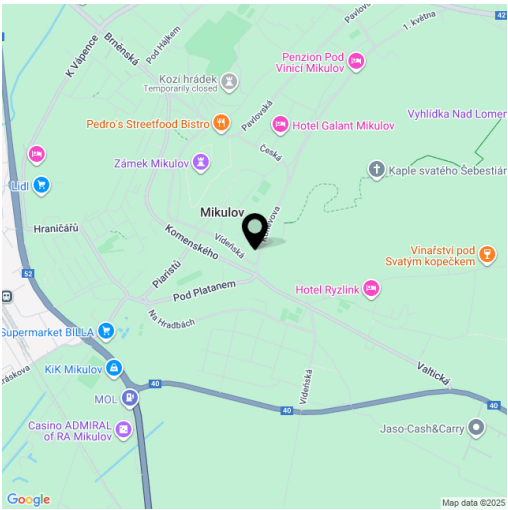




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1 333 m², Břeclav, Mikulov, Koněvova	
Total gross floor area of the building	1 333 m²
Total net leasable area of the building	1 333 m²
Plot	1 804 m²
Parking	Yes
Cellar	Yes
PENB	Not required
Reference number	111503



Truly unique property with a rich history and fascinating present, located in the historic center of Mikulov at the foot of Holy Hill. This 17th-century building is suitable as an elegant family or corporate residence as well as a venue for cultural events.

The entire property is laid out in a U-shaped floor plan, allowing it to be divided into **northern, eastern, and southern wings**. The ground floor of the northern wing currently serves as a **professional workshop** for the production of porcelain items, with storage areas also located here. The upper floor includes an office and a **newly built residential unit**. The eastern wing houses the main entrance from the courtyard leading into exhibition spaces – a **gallery**. The ground floor of the southern wing is partly residential, while the remaining areas are partially renovated or awaiting renovation for future use. The eastern wing has a partial cellar, and the southern one a full one, with **storage rooms** in the basement.

The building dates back to the **17th century**, specifically mentioned as a **coaching inn** in 1675. It was built during the rule of the **Dietrichstein family** and represents the last of their properties available for purchase. Currently, it houses the **Pirsc Porcelain Studio**, led by the renowned **Czech designer Daniel Pirsc**, and includes a fully equipped workspace for the small-scale production of high-end porcelain. The structures are made of stone and brick, with vaulted and wooden beam ceilings, and a wooden saddle roof. The wings enclose a **courtyard** with a granite **cobblestone surface** and a **grassy island**, ideal for cultural events or weddings. The interior preserves many original architectural and craftsmanship elements, including partially **uncovered frescoes** on the walls of the eastern wing. Heating is provided by a **stove** supplemented with electric heaters.

Adding to the property’s exclusivity is its **prestigious yet peaceful location** within comfortable walking distance of the town **square, castle**, and the **pilgrimage path to Holy Hill**. The building thus offers comfortable living near all amenities as well as an attractive venue for social or cultural gatherings. The **cross-border location** is another advantage – **Vienna** and **Bratislava** are only slightly farther away than **Brno**.

Total area 1,333.17 m², plot 1,804 m².