



## House Four bedroom

215 m<sup>2</sup>, Land 1 640 m<sup>2</sup> Církvice, Jakub

Price upon request



Layout  
**Four bedroom**

Area  
**215 m<sup>2</sup>**

Land  
**1640 m<sup>2</sup>**

Terrace  
**10 m<sup>2</sup>**

Parking  
**1x outside**

We are pleased to offer a rural estate located in the historic centre of the village Jakub near Kutná Hora, situated in close vicinity to the famous Romanesque Church of St. James the Elder.

This heritage-protected farmhouse, full of unique charm and history, is found on the village green west of the church. The estate offers a residential building with adjoining agricultural tract and a spacious garden. The origin of the building and its foundations for the current structure are dated back to 1165. The estate previously served as a noble residence, later as a parish and school. In the 17th century, the property was rebuilt into a fortress, and it acquired its current form in 1850 when it was transformed into a Neoclassical Empire-style farmhouse. The rich Empire-style decoration suggests that the farm was among the wealthiest in the village.

The reconstructed residential part of the estate captivates with its unique charm and offers a bright living room, a dining area with kitchen, 2 bedrooms, office and a bathroom. The estate also includes an apartment unit with separate entrance that is ready for reconstruction. The agricultural wing (formerly used for stabling horses) boasts a beautiful double vaulted ceiling and can be used as a studio,

<b>Built-up area</b>	432 m <sup>2</sup>
<b>Floor area</b>	215 m <sup>2</sup>
<b>Land</b>	1640 m <sup>2</sup>
<b>Terrace</b>	10 m <sup>2</sup>
<b>Parking</b>	1x outside
<b>Building energy rating</b>	G

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covered outdoor seating or possibly as an additional living space. The maintained and mature garden on the north side of the estate provides a peaceful relaxation area, while the grassy area on the south side is more utilitarian and can be revitalized. A side terrace with its rich classical decoration offers yet another place to relax.

The picturesque village of Jakub is situated in the beautiful nature of the Středolabská countryside. Here you will find a kindergarten and elementary school, a supermarket, post office, library, and sports facilities. As a bonus there is a fast train connection to Prague (1 hour) and access to the highway. The royal city of Kutná Hora is a cultural heritage site on the UNESCO World Heritage List and is only 5 kilometers from the village.

The area of this magnificent estate in the style of French Chateaux represents a very valuable example of a compactly presented homestead from the first half of the 19th century. From an architectural and historical perspective, it represents some exceptionally valuable construction details. We highly recommend a viewing.

## VÁŠ MAKLÉR



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