



600 m<sup>2</sup>

Běřunice, Vlkov nad Lesy, Nymburk, Central Bohemia

16 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7726	Price	16 900 000 CZK
Address	Běřunice, Vlkov nad Lesy, Nymburk, Central Bohemia	Type	Houses
Category	Farmstead	Usable area	600 m <sup>2</sup>
Number of rooms	5 and more rooms	Land area	43 134 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Device	No

## About real estate

We are offering for sale, on an exclusive basis, a unique farmstead situated in the picturesque Polabí countryside, surrounded by fields, mature greenery, and a private pond. The property, with a total area of 4.3 hectares, is located in a secluded area near the village of Vlkov nad Lesy in the district of Nymburk. It offers privacy, an authentic rural atmosphere, and a wide range of uses—from family living to farming to agritourism.

Records of settlement in this area date back to the 15th century. In the 20th century, the farm was still part of the estate of the noble Kinsky family. In the 1930s, the estate was purchased by the ancestors of the current owners, then expropriated and returned in the 1990s as part of the restitution process.

The farm consists of a main residential building (209 m<sup>2</sup>), an adjoining farm building (494 m<sup>2</sup>), an outbuilding (140 m<sup>2</sup>), a courtyard with a garden (9,437 m<sup>2</sup>), an adjacent garden (1,714 m<sup>2</sup>) including a building site of 200 m<sup>2</sup>, a pond (29,835 m<sup>2</sup>) and adjacent land (1,305 m<sup>2</sup>).

The main residential building is a single-story brick structure with a rectangular floor plan measuring 209 m<sup>2</sup> with a gabled roof made of fired tiles. The living area is 150 m<sup>2</sup>. The 5+1 layout includes five rooms, a kitchen, bathroom, toilet, two storage rooms, boiler room, and entrance hall. The house is connected to electricity (220/380 V – underground cable), has its own well with service water, and a septic tank. Sewer pipes are ready for connection to a sewage treatment plant. Over the years, the farm has undergone partial reconstruction. New water and electricity distribution systems have been installed, concrete floors and plaster have been laid, the roof has been rebuilt and partly covered with new roofing, and new windows have been installed. Adjacent to the residential part is a 494 m<sup>2</sup> farm building – a stone and brick structure with a gabled roof, concrete ceiling, and floor. The building was previously used for cattle breeding and still retains its original sandstone troughs. The complex also includes a practical 140 m<sup>2</sup> outbuilding with an asbestos roof. The farmhouse is in need of renovation.

The dominant feature of the property is the 2.98 ha Trnovec pond, originally a nobleman's pond and now a valuable natural biotope surrounded by mature trees. The entire site is located in an ecologically significant area near the Žehuňský rybník nature reserve, which guarantees a rich variety of waterfowl, including protected and rare species.

In case of serious interest, it is also possible to negotiate the purchase of adjacent agricultural land, which would allow for further expansion of the entire complex.

This unique property offers a wide range of uses – whether you are looking for a stylish country residence, space for organic farming, animal or fish breeding, herb cultivation, or a base for a small farm or agritourism project. Thanks to its location outside the village, it offers complete peace and privacy. The farm is located 9 km from Chlumec nad Cidlinou, 30 km from Hradec Králové, and 68 km from the outskirts of Prague.