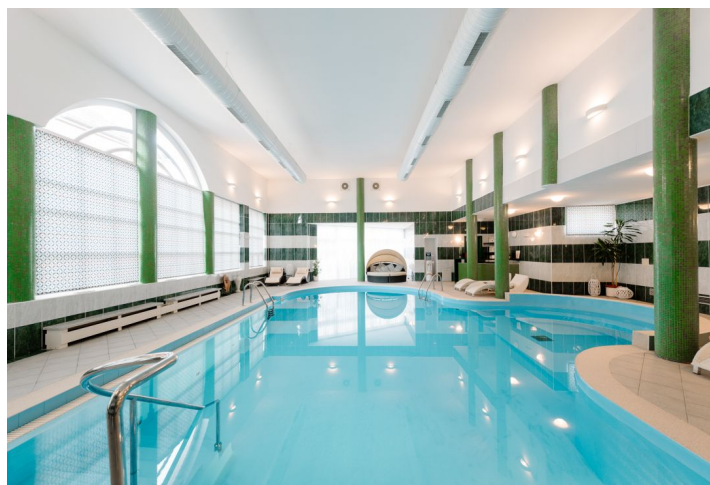




## Historic property Fifteen-bedroom (16+kk)

Ask for price

Jaslovské Bohunice







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Jaslovské Bohunice

Usable area	1 609 m <sup>2</sup>
Foot print	1 893 m <sup>2</sup>
Plot	5 512 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	41045

The expertly restored late Baroque manor from the mid-18th century with an English park and a wellness annex with a swimming pool is located in the village of Jaslovské Bohunice, which is only 45 minutes from Bratislava and 15 minutes from Trnava. The historic building can be used as a hotel and is also a suitable venue for congresses, weddings, and other events. The manor originally belonged to the important Dezasse aristocratic family, specifically Count Franz Xaver Dezasse de Petit-Verneuille.

Besides the manor itself, the property includes an annex with a **swimming pool**, a colonnade, and a garden pavilion. The basement of the mansion has two levels—a restaurant and a wine bar. The ground floor consists of an entrance hall with a reception and an office, a cigar lounge, a **restaurant** with a capacity of 52 guests, a **winter garden**, a kitchen, and rooms for staff. Upstairs, there are 9 bedrooms and a duplex suite with a private terrace, and a manager's suite with billiard table and meeting room. Two additional bedrooms are in the loft above this level. The **wellness area** is in an extension of the original building connected by a glass corridor and has a 180 cm deep counter-current **swimming pool**, a bar, a **Finnish sauna**, and a Jacuzzi. The congress pavilion, with a total floor area of 800 sq. m., is a perfect venue for weddings or other events.

Standard amenities include new **wooden ceilings**, a new roof and roof trusses, new ceramic tile floors, carpets in the bedrooms, **underfloor heating** throughout including the pool extension, all new electrical wiring, new HVAC in the kitchen with a catering elevator, and period-style upscale furnishings.

Jaslovské Bohunice and its surroundings offer many opportunities for active relaxation—hiking, biking, tennis, or golf. Tourist attractions in the area include, for example, 13 temples, the Jewish synagogue in Trnava, Čachtice Castle, Beckov Castle, and the Červený kameň Castle.

The property is not a cultural heritage monument, and so new owners have the possibility of modifying it according to their own ideas.

Possibility of investment purchase with a tenat. YIELD 6%.

Interior 1,609 m<sup>2</sup>, land 5,512 m<sup>2</sup>

