

Permaculture lifestyle farm

Stunning permaculture lifestyle farm very rarely seen on the European market.

Price indication:
1.8 million Euro *

Quick sale
Offers are welcome

* Livestock, feed, machinery, equipment, compost, firewood etc. can be included

A farm with endless opportunities

The unique farm house boasts of 900 square meters of carefully refurbished living space. The property has barns, workshops, a small vineyard, and more than 5000 square meters of no-dig bio-intensive market gardens. This is a smallholding with endless opportunities: regenerative food and dairy production, horse ranching, luxury eco-tourism, hunting and self-sufficiency etc. Everything is turnkey, ready to move into and start living the dream.

The red brick facade is kept in a rural, raw style.





Nature-rich area

The farm lies quaintly next to a beautiful lake in a nature-rich area sporting some of the best hunting grounds in Northern Bohemia. The lush forests with their rich fauna attract nature loving people from near and afar. Solidly rooted in Czech history, the area offers many castles, keeps and fortifications.





Organic and regenerative farming

The farm has been 100% organically managed for decades. In recent years, the 11-hectare lands have been further enriched through the use of regenerative and bio-intense practices that have improved the top-soil many fold. Both the environment for micro biology and the humus percentages have improved dramatically. The practice of holistic grazing management with cows and poultry as the driving factors have contributed to this positive development.



Upgraded facilities

Since 2020 a whole new floor has been added to the main house, turning the loft into a beautiful living space with further options of development. The house now contains 6 apartments and a large country style kitchen with a dining room and an en-suite living room. A new heating system was installed in the main house last year – even with connections to the barns

and polytunnels for use in the shoulder seasons. Outside the main house a new terrace has been built, the barns have been updated with new roofs and lofts, and the animal husbandry infrastructure has been updated with feeding areas and new shelter facilities. In 2022 a new style septic waste system was installed.



Multiple applications

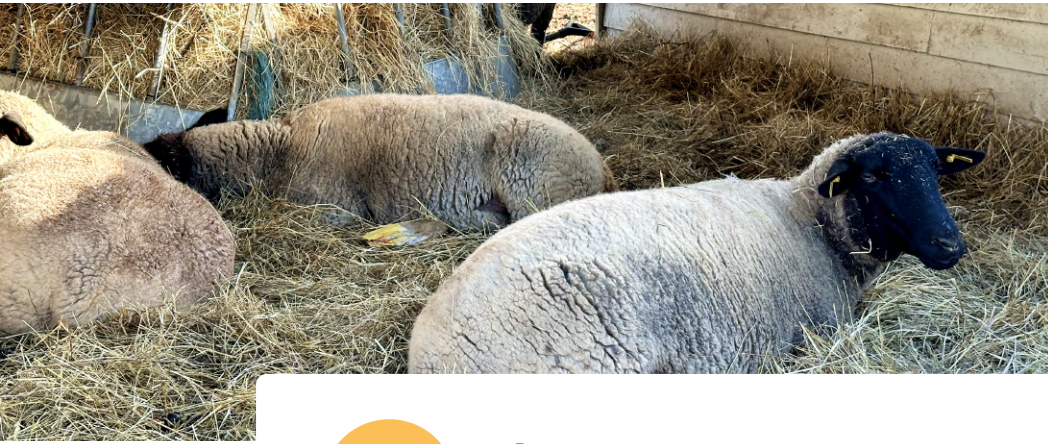
The farm contains a small dairy, a wine and cheese cellar, two horse stables, a cow shelter, a sheep stable, a chicken coop, a small butchery and large cooling and freezing facilities. On a newly acquired 400 m² plot a store house has been erected for machinery.

The farm has a milking station, a 200 m³ pond, two grains silos and two polytunnels for production of vegetables and fruit. It also has 10 Salatin-style broiler pens and a Perkins-style egg-mobile for the regenerative farming practices.



Living the dream

Whether the dream is to ranch horses, open a pension, run a permaculture lifestyle farm or something completely different, this is the place where the dreams can become reality. With the end-of-the-road feeling of privacy in the charming Prague Countryside, the smallholding is both quaint and idyllically placed and still close enough to Prague to reach in a one-hour drive.



Fact sheet

Main house 900 m² with dairy, attics and cellars, three terraces and a balcony

113.160 m² land in total (11.3 ha)

5000 m² market garden

300 m² polytunnel with heating and electronic control

180 m² polytunnel, fitted with equipment for sprouting and daily management

Well with plenty of clean water

3 barns with workshops and storage rooms

2 professional cooling containers with butchery

2 grain silos

Machine shed

Milking station

Pond which holds 200 m³ of water

Vineyard with 325 vines – mostly Riesling

Large cow shelter

Sheep stable

Chicken coop