

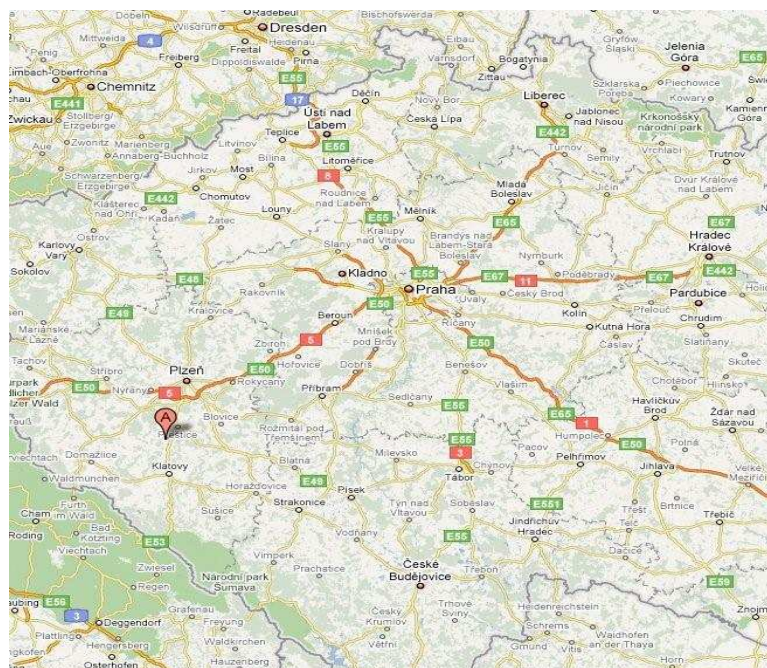
UNIQUE OFFER ON SALE OF HORSERANCH IN VRESKOVICE, NEAR PILSEN



Location:

The estate is located approx. 120km from Prague, mostly connected with highway, so it only takes about an hour to get there and approx. 30 mins from Pilsen. The farm lays in the main direction to Germany and further, so very easily reachable from other countries.

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The estate consists of the following:

1. Pension + Restaurant

The pension consists of:

Ground floor: ground plan of 36,10m x 10,90 m, tiled floor
restaurant, kitchen, clock room, sanitary facility for employees,
technical room, reception + entrance hall and staircase, toilet and 3
rooms

First floor/Attic floor: ground plan of 33,50m x 7,60m, wooden floors,
original beams

Hall, 8 rooms (in every room there is a bathroom with shower and toilet),
housekeeping room



2. 2 luxurious houses, which are identical.

A/ 7+1, ground plan 10,10m x 18,70 m (neighboring with the pension)

The house consists of:



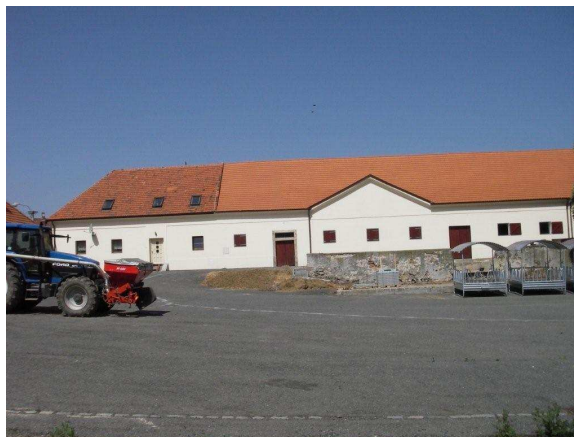
Ground floor: entrance - tiled floor, hall and staircase (oak wood) 18,53 m², WC, guest bedroom 16m², technical room 20,66m², dining room 18,27m² (parquets), kitchen without kitchen desk 23,92m² (tiled floor), laundry room 10,65m² (tiled floor), living room with fireplace 35,64m² (parquets).

First floor: hall + hallway 35,15m², 5 bedrooms on average 20m²), 2 bathrooms with bathtub and shower, 14 and 12 m².

B/ 2 garages between the houses, 60m²

3. **Apartment of the property manager**

The apartment has been renovated with new windows, new roof, gas heated.



Ground floor: hallway, sanitary facility (WC and shower), gas boiler, office, kitchen and living room

First floor: hallway, bathroom, WC and 4 bedrooms

4. **Stables** for 60 horses – new boxes, shower for horses, delivery room inside ring – 25 x 50 m, new building



5. **Outside ring for international jumping competitions** – the basic outside works have been finished, final works of the surface have not been done yet

6. **Inside ring**



7. **Cow house** – 68,50 x 11,40m², new gate and windows have been installed, new concrete floors and renovation of the beams have been done



8. **Stable** – prime condition, the purpose of the stable is for storage of the food and straw for the animals
9. **Silo** – it has not been used
10. **Land** – 110 ha of cultivated land, 50 ha is being let out
11. **28 ha of poled well maintained pasture land**
12. **Inside courtyard 1 ha**



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The estate has its own sewerage plant and 2 own soakways (1 is for the apartment of the property manager and the other one for both houses and the pension).

The gas central heating is set up everywhere.

Every object has its own electro-meter.

In the mean time, the final building approval procedure of sewerage plant and residential buildings is taking place.

Since 2002, the independent stages began:

1st stage: stables and the apartment for the property manager

2nd stage: development of the two houses

3rd stage: pension

4th stage: outside ring

5th stage: renovation of the cow house

6th stage: outside adjustments (this stage has not began yet)

7th stage: furnishing of the pension (this stage has not began yet)

- ❖ The subject of the sale is a company, which was established at 2000. The company was purely set up for the purchase of the estate, which took place at 2001.
- ❖ There is no loan or mortgage on the property.
- ❖ License for breeding horses.
- ❖ The renovation has been done to the high standards.
- ❖ For the time being, the annual grant from the state is 400.000 CZK. Further grants could be gained threw e.g. EU.
- ❖ Possibility to discuss and negotiate about other form of the sale – e.g. possibility to buy only part of the farm and leave the land to the present owner. Discussions are open.

The selling price: 2.500.000 EUR