

## South East region – The Castle located on the river bank surrounded with beautiful park and forest.

Price on application



### Property details

Type:	House
Land included:	29.470 m <sup>2</sup>
Size:	1.544 m <sup>2</sup>
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Gradac
Built:	1280
Renovated:	2000



## Description

This special property, The Castle Gradac holds a lot of history. The Castle was first mentioned in the 13th century. In that time, it was probably represented as a fortress for defence against the Turks.

It was named after the owner – “Graecz”. Later it was extensively rebuilt. The owners were Jurij Lell, the counts of Thurn-Valsassina, the Purgstalls, and after them, in the period from 1661 to 1846 (185 years), the Gusiči barons. Since then, the knight Friedau, the Ottenfels-Gschwind family and finally the wholesaler Šutej from Zagreb have joined the ranks. In 1999, the Castle became the property of the state.

The Castle consists of the buildings “High Castle” and a farm building from the 19th century, the “Low Castle”, a former school, a stable and a Castle park with a garden and the tomb of the former owner Ivan Gusič.

Recent investigations have revealed painted walls with baroque and classicist paintings in all rooms. The buildings are in relatively good condition, except for some ceilings on the third floor of the “High Castle”. The remains of the burnt barn can still be seen in the courtyard of the Castle. Once upon a time there was also a small wooden bridge, connected the Castle fields and the ironworks with the Castle.

The castle has a beautiful park with a well-kept avenue and a garden. Experts classify the castle park as one of the most interesting and beautiful parks in Slovenia and belongs to the garden architecture. The park was designed in the 17th century when the castle was owned by the Gusič family.

An architectural project for renovation into a boutique hotel was prepared and also a building permit was obtained.

The Castle, located in the heart of nature, yet only one hour drive from the two capitals - Ljubljana (the capital of Slovenia) and Zagreb (the capital of Croatia), where also airports are located.

A project of a small airport is being prepared nearby, which will be able to connect the region Bela Krajina, to where Gradec belongs, with Coastal area (Portorož, Piran) or North West region (Bled, Bohinj, Kranjska Gora) and connect the whole of Slovenia and its beauties for potential guests. It is an excellent starting point for many trips to nature; a visit to the regional park of Kolpa and Lahinja, where you can swim, ride a boat or cycle through beautiful unspoiled nature.

The Castle and its property (land in the size of 29.470 sqm) The exterior includes agricultural and forest land.

Historical monuments, exceptional culinary, world-class wine and stunning nature are all integrated within the Dolenjska region.

Castles, there's a potential for either a private residential house or a business (maybe touristic). Opportunities for the private space being open to the public are numerous: from the boutique hotels, restaurants, cafes, conference rooms, wedding ceremonies.

**All infrastructure located within 500m. Located 75 min from Ljubljana, 90 min to Ljubljana Airport or 60 min from Zagreb Airoport, 3 km from Croatian border. Highway 34 km.**

As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT