

# **FOR SALE The Kozmice Palace - Poland**

**!price to be negotiated!**

A charming palace and grounds ready to live in (including all furniture and machinery) is offered for sale by the current owners.

The palace is the leading feature property of a small quiet Polish village known as Kozmice, the property is centrally located, set back approx 50 meters away from the village road. Kozmice is a small sleepy town with a population of around 100 and very few houses.



LOCATION:

200 meters off from the main 8/E4 road near the city of Zabkowie Slaskie, approx ½ an hours drive from the Sudetan mountains, 45 minutes drive south from the Dolnoslaskie capital city of Wroclaw including Wroclaw international airport.



The infrastructure is excellent with all main connecting roads in superb condition. The Czech Republic can be reached within 1 and ½ hours drive, Germany 3 hours and numerous ski resorts all within 45 minutes drive time.

## FEATURES:

- Main house 1545 m<sup>2</sup> or 16,630 sq ft (living area only)
- Very large attic 400 m<sup>2</sup> or 4,306 sq ft
- Indoor cellar approx 150 m<sup>2</sup> or 1,614 sq ft
- Outdoor cellar approx 180 m<sup>2</sup> or 1,937 sq ft
- Watch Tower, the equivalent of five stories high accessible via a winding staircase with panoramic views of the surrounding countryside from the top
- 45 rooms, divided into four fully functional apartments. There is a very large hallway luxuriously decorated, a ball room (64.07 m<sup>2</sup>) currently used as a games room with a full sized Riley professional snooker table. Great room (51.31 m<sup>2</sup>) used as the main reception/party room with a huge open historic marble fire place.
- Several other reception rooms including a table tennis room and gym.
- Other features: 5 bathrooms, 4 w.c, 8 bedrooms, 7 reception rooms

Please note: occasionally we move rooms around.



## GROUNDS:

- The whole estate is located within a 69,000 m<sup>2</sup> or 17.04 acre plot
- 30,000 m<sup>2</sup> within the immediate area of the main house has been completely landscaped being regularly lawn mowed.
- 15,000 m<sup>2</sup> of natural parkland featuring many 100+ year old trees including, Oak, Plain, Conifer and Birch trees etc..
- The remainder of the land is relatively untouched with natural shrubbery
- There is a stream and a small lake with a bridge at the very edge of the estate
- Wildlife includes regular sightings of wild boar, deer, foxes, owls, ducks and eagles.



## OUT BUILDINGS:

There are seven outbuildings in total.

- A very large four floored barn, with two large double door side storage areas.
- A large outbuilding complex incorporating live stock housing facilities with a house and an apartment with many other features.
- A large very long two floored live stock housing building.
- A large two floored spacious barn, in need of renovation.
- 2 garages
- Small potting shed



## RENOVATIONS:

The current British owners have lived here for four years, during this time they have meticulously renovated most of the property. This includes:

- New roof 2007
- Internal plastering
- All windows replaced or renovated
- New plumbing where necessary
- New electricity installations where required
- Installation of several kitchens and bathrooms
- All rooms re-plastered and painted
- Extensive interior decorating
- Complete re-haul of immediate garden area approx 30,000 m2
- Replacement or repair of rot damaged ceilings
- Attic roof supporting beams treated, repaired or replaced
- All chimneys rebuilt
- All doors fully renovated





## SALES DETAILS:

Due to personal circumstance we need to sell as soon as possible, for this reason I will not list a price. As previously mentioned the palace is for sale along with all furniture, machinery, fixtures and fittings with the exception of a few personal belongings.

Please contact Paul Alford on TEL: +48 691 212 084 or EMAIL: [paul.alford@neostrada.pl](mailto:paul.alford@neostrada.pl) for any additional information or even a viewing, a collection service from Wroclaw airport is available.

## ADDITIONAL PHOTOGRAPHS:



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