



## A ONE OF KIND PROPERTY FOR SALE – Private Property in UNESCO domain – Valley of the Kings in Hunedoara County,



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 18,000,000

#### Location

Pays:	Roumanie
État/Région/Province:	Hunedoara
Indicatif régional:	337329
Soumis:	14/09/2023

#### Description:

A ONE OF KIND PROPERTY FOR SALE – Private Property in UNESCO domain – Valley of the Kings in Hunedoara County, Sarmisegetusa

Esales Property ID: es5553865

#### Property Location

Numarul 60  
Grădiștea de Munte  
337329  
Romania

#### Property Details



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With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Romania is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

The property is located in Gradistea de Munte Romania, 5km from Sarmisegetusa Regia. The property (land and buildings) is 1564 sq meters/16,834.76 sq feet. The main building is 783 sq meters/8428.14 sq feet.

The house has 10 rooms that can accommodate 29 people and each room has its own bathroom. The building has 2 offices, a separate bathroom with washing and drying machines, a living room, and a conference room that can accommodate 50 people. The building also has independent internet, TV, and external surveillance cameras. In the basement, there is a working kitchen and a cellar.

There is an approved project for a restaurant, a commercial-style kitchen, and 8 extra rooms. This is for the second building on the property. This project has not been completed, but some materials have been purchased for the completion. All permits have been approved.

It is a self-sustained property that has 2 water sources. The floor heating is done through heat pumps from the ground, and also as backup, there is a heater that works with wood pellets. Besides the main electrical line, as a backup, there is an industrial 29kw diesel generator. The generator can be fuelled by an onsite specialized fuel container with 3000 L of diesel. All the main sources have been used and tested through fall, winter, spring, and a few months of summer. Any required repairs have been made. Backup sources have also been used and tested.

## ABOUT THE AREA

Located in Hunedoara, Romania, Gradistea de Munte is home to an impressive selection of attractions and experiences, making it well worth a visit. Experience the Transylvania of literature and cinema, complete with dungeons and torture chambers, on a visit to this city in western Romania.

Enjoy Romania's beautiful countryside and haunting legendary tales with a visit to Hunedoara. The city lies in the heart of Transylvania, a pleasant and inviting area of rolling hills, meandering rivers and tranquil old villages. The region is a very real place made famous as a setting for great horrors in stories of bloodsucking vampires and amazingly painful cruelties. While Hunedoara is in fact a peaceful modern town, local residents take pride in their place in legends and stories of infamy.

One of the city's highlights is the Hunedoara Castle, also known as Corvin or Hunyadi Castle. You may recognise it as the backdrop for several haunting movies. This castle was built and added to over several centuries, resulting in a multi-towered and somewhat forbidding appearance with a mix of Renaissance and Baroque architecture and a surrounding moat. Visit its dungeon and torture chamber. According to legend, one prisoner here, Vlad Tepes, the Prince of Wallachia, after being driven to insanity, became one of the century's cruelest oppressors. Bram Stoker supposedly modelled his literary Count Dracula after this evil tyrant.

Make a pilgrimage to the Prislop Monastery south of the city where the Romanian monk Arsenie Boca is



buried. Many visitors bring flowers to the gravesite of this priest, beloved for his spiritual and anti-communist acts. Farther south see the Cetatea Colț or Colț Citadel. Hike up a hill to the ruins of this 14th-century castle that may have inspired Jules Verne's novel The Carpathians' Castle. Hunedoara offers attractions that are typical of modern Romania. Sample home-made meals of sausages, stuffed cabbage and boiled cornmeal and see festivals with colourful folk costumes.

Travel to the town from Budapest or Bucharest in about 5 hours by car. Alternatively take the train or bus and enjoy the scenic ride through Transylvanian countryside.

## MAiN FEATURES:

- 783m<sup>2</sup> of living space
- 1564m<sup>2</sup> plot.
- 10 Bedrooms
- 11 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Romania
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com after renovation

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### Commun

Chambres:	10
Salle de bains:	11
Pied carré fini:	786 m <sup>2</sup>

### Utility details

Heating:	Oui
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### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/mLN1-W8DXLM?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/mLN1-W8DXLM?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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### Contact information

IMLIX ID:	IX4.856.737
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