



# **Meadow Ranch s.r.o.**

Adress: **Paseky 148**  
**CZ – 763 11 Želechovice nad Dřevnicí**  
Web: **www.meadow-ranch.com**  
**www.royalestates.cz**

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Meadow Ranch is located in a natural park in Želechovické paseky. The complex is spread over an area of 10.4 hectares of luscious meadow and forest, and is about 5 km east of the town itself. The total cultivated area is 12.8 hectares.

In the main building in addition to a large open living room with a fireplace and dining room, are 5 bedrooms, 3 bathrooms, separate WC (toilets), a boiler room, an entry hallway, householder room, indoor pool, sauna, billiard room and wine cellar. Floor heating is electric with the possibility of switching to gas. A Propane tank is near the house.

The second two-storey building consists of a garage for six cars, storage space, and a workshop. The ground floor has a saloon with a kitchen and guest room. Within the vicinity of these buildings is a pergola roofed area with a rotating fireplace grill turned by a water wheel.

Another building sheds six horse pens, large handling spaces, a shelter for agricultural machines, and a shower and spiral for horses. There is also a two-storey saddle shop with the possibility of accommodating workers during season. In the meadows are two more pens for horses and a sand horse riding area of about 40 x 60 m.

Not far from the main building is a wodden house built in a cabin style. It has a living room with a partly separated and fully equipped kitchen and dining area. The first floor has a bathroom with a bath tub and two bedrooms. In addition to electrical floor heating are also fire heated stoves. Satellite TV and Internet access is assured.

The Ranch is supplied with two wells, of which the last is drilled and has a depth of 86 m.