



The Arcadia Hof.

Szentgyörgyvölgy, a community close to the western Hungarian border to Austria (Steiermark) and Slovenia is a popular health resort. Until to the end of the so called "Iron Curtain" this area could only be entered by special permission. As a result of it, the extraordinary rich variety of this region in fauna and flora could develop undisturbed. Today, covering an area of 36000ha, it has become the strictly protected Hungarian reservation **Őrsegi National Park**. At its southern border lie scattered in a wide river valley a number of partly damaged remains of farmhouses which were returned to the former owners by the government after the opening of the borders. This is **Kógyár**, a part of Szentgyörgyvölgy.

The **Arcadia Hof** lies in this landmark. The grand three-wing farmhouse of a former estate is more than 200 years old and borders the natural reservation at its east side. The 1,2 ha property is fenced in and has a remote controlled entrance gate, thus is escape-proof for dogs. The community center of Szentgyörgyvölgy itself is about 1000m away from the property and can be reached by a surfaced road. The property has a ground space of 1,2ha. The complete property had to be drained, and the damp farm buildings were completely restored at great expense. The building is a three-wing farmhouse open to the south, with a 150 m driveway. The **buildings** have a living space of 485sq.m and a further utility space of 750sq.m for extensions.

In front of the open southern side is a 54sq.m hand made log hut that in former times was used for small animals. Today it is split up into three parts: The eastern part is the **Pavilion** which overlooks the natural pond. It is open on three sides and has a brick-built barbecue grill inside.

In the center is an electric **sauna** for three people with a small window overlooking the pond. The third room is used for garden tools. An iron weathercock from the Lago Maggiore is placed on top of the western pediment to indicate the wind direction, which mostly come from south-east, i.e. from the Adriatic Sea.

The **residential part** is in the west-wing of the farmhouse. The **main entrance** is next to covered steps down to the arched cellar of 50sq.m which can also be reached from the pantry by interior stairs. Through the restored original double doors you get into the entrance hall. From there you can reach the living rooms, the kitchen with the pantry and a summer painting studio of 90sq.m which is in the attic. The studio can also be reached by from the **Captains' deck**. All doors in the house are original.

To avoid **dead space**, a **circular connection** between the living-rooms was designed. You can reach the huge 150 sq.m living-hall room two ways: Either through the service-room or through the study. Using the **service entrance** you pass the original painted doors of the **Paramount** movie **Deadline** with **Romy Schneider** and through the black and white tiled **Roman bath** with the 2x2m basin sunk into the floor before you enter the 8m high living-area. On its northern wall is a fire-place of the same height. The imposing construction of the roof was left un-covered as a feature. In the eastern part is an atelier and graphic studio. Ship stairs lead to the gallery with the library. At the opposite front wall is the **Captains' deck** sleeping gallery of 40sq.m above the bath. It can be reached by winding stairs, which is a copy from an old German sailing ship.

In the **middle-part** of the building are two 30sq.m individually furnished guest apartments **Arcadia** and **Magnolia**. The rooms have en-suite bath and WC and each have doors to the inner yard and to the back of the park with a lawn and a small mini-golf.

The **east wing** of the farmhouse is an open hall of 8m height and has concrete floor space of 120sq.m. It has three wooden double barn doors of 350x350cm and can be reached by car from the parking area in the inner yard. At present it is used as garage for vehicles and as a storeroom for bigger garden tools, but can be converted for any other purposes.

Details:

The 45cm thick **walls** of the buildings are of hand-baked bricks in monastery standards. Frequently you can still see the **footprints** of animals that walked over the wet bricks while drying. According to an old country saying of the region, this was supposed to guarantee a successful burning process. Where possible and acceptable, the exposed walls were not plastered. Together with the untreated walls they are responsible for the charm and character of the place today.



For insulation against damp and heat insulation, the residential wing got a new foundation and a heating system. The floors were tiled with marble tiles and Italian terracotta. The walls of the domestic rooms and wet rooms were protected with patterned tiles.

The old timberwork was fully treated, restored and got a special protective varnish. The original doors, were repaired and re-fitted. The outer doors are equipped with three-point safety-locks. The outer panes of the old windows were removed and replaced by a finely woven nylon material to provide a cooling cross-ventilation effect during hot summer days and to protect against mosquitoes.

For heat insulation, the residential part were fitted with swivel windows with double insulated glass.. The halls barn doors were replaced by a massive French window with double-insulated glass on its southern front towards the inner yard. At the northern side, the same opening is closed by the 160x200cm fire-place, bordered by two glazed lateral mullion doors.

The inside of the roof was sealed by a 10cm thick insulating roof-foil and covered by coloured timbering.

The hallway, pond-side room and the kitchen have ceilings of treated timber from a 150-year-old farmhouse.

The central heating is controlled from the service room accessed from the kitchen.

The kitchen has an exclusively coloured *Bulthaup* kitchen range with combined *Imperial* grill and Microwave, a *Siemens* induction stove with automatic, a five-flame designer gas stove, a dishwasher and 3 refrigerators. There is a remote-controlled industrial ventilator in roof to remove cooking smells etc.

Next to the inner cellar steps is a small separate storage room for house cleaning equipment.

The service room is used as a laundry. It has a *Siemens* SIWAMAT washing-machine and a WT 2100 dryer. Here is also the central heating for the residential part. A BUDERUS *Lownox* C224 gas heating plant regulates room and hot water temperatures automatically. It works with both propane (underground tank of 3000Ltr) and natural gas. A connection for natural gas is also provided at the right hand side of the property. There is a three-phase electricity supply to the property. An ISDN telephone connection is in the study with a PHILIPS *MAGIC 5 wireless*. Connection to all other rooms are laid by cables under floor. A new broadband internet has been installed.

Outside illumination is produced by various low-pressure gas lamps in the inner yard and in front of the Pavilion and alarm-spots at the corners of the farm-building. The main light is provided by a 12V low voltage installation. Spot lights in the living hall are fitted onto cables or beams. In the other rooms they are placed into the ceiling. TV programs in German and English language can be received via a bipolar satellite installation.

The interior is equipped with antique rural furniture mixed together with modern pieces. In the entrance hall there are 2 Empire chairs next to a 150-year-old wedding chest with the original brushmarks of Native marble painting and original fittings. The dining place in the kitchen is rural *Jugendstil*. The study has eight piece hand-carved oak furniture set, signed and dated 1936. The other rooms have original antique rural Baroque furniture mixed together with designer pieces and a dark-red upholstered Hungarian leather set. The house is for sale together with the full furniture and electrical items inventory.

When bought, the farm was a marshy ground. Therefore, to a large extend it had to be drained into a pond with a natural bathing pool of 650sq.m by 175 cm deep in front of the *Pavilion*: The park itself was designed as an adaptation of an English natural park by the current owner, a well known German film art director and artist, '*Filmarchitekt*' *Friedrich Dieter Bartels*.

In the center of the park there is a clover meadow with seasonal bushes and mixed flower beds. In addition to the old 20m high trees along the border of the property, small groups of trees of various kinds were added. Reed grass and blooming pond plants completed the natural green around the pond. Coming from the entrance gate, the winding driveway passes the pond towards the inner yard which has a more than one hundred-years-old mulberry tree on its right side.

Due to the moderate temperatures from the Adriatic winds, the clean air and the refreshing, peaceful location on the border of a natural park, **the ARCADIA HOF (sold fully equipped and furnished) is highly recommended.**