

# DREAM MANSION

DISCOVER A PLACE WHERE YOU SHALL FIND TRANQUILLITY



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The Mansion is set in the commune of Sieraków, in a small, but charmingly located village. Gorgeous neighbourhood hides plenty of treasures – a unique postglacial landscape of the **Sierakowski Landscape Park**, rich in hills, river valleys and picturesque forest lands will enchant every nature lover.

You will not be the first person to appreciate nearby views as the Mansion is set within **the Land of 100 Lakes** and the area of **Nature 2000** programme. You shall eagerly head out in search of wildlife jewels which you shall find abundance of here.







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- 6 Garden
- 12 Summer house/tennis, grill
- 16 Golf course
- 20 Tennis court
- 22 Lake
- 32 Mansion, level 1
- 54 Mansion, level 2
- 64 Viewing tower
- 66 Mansion, level 0



A photograph of a small stream flowing over mossy rocks in a forest. The water is clear and flows over several large, rounded rocks covered in green moss. The surrounding area is lush with green plants and ferns. The lighting is soft, suggesting a shaded forest environment.

# A NECK OF THE WOODS THAT YOU WILL FALL IN LOVE WITH

Contact with nature, vicinity of amazing gardens, rustle of a stream and blissful silence, in reality brimful of sounds, which could not be recreated by the most outstanding of composers – all of these make you want to return here. You wish that you could stay here forever. Here you can take a full breath and truly relax, enjoying the beauty that surrounds us.

Everyone who at least once visits the mansion, dreams about such place on Earth.

Now a moment has arrived when you too have a chance to make this dream come true – to live in a mansion that you will love with all your heart.



# A STRONGHOLD WHERE YOU SHALL FIND YOUR PLACE

Location of this exceptional mansion in a fabulous garden creates an extraordinary atmosphere in this place. It is hard to resist the urge to call this house „Chateau Chalin”, which emphasises its romantic, French climate worthy of a palace. The space is already wonderfully arranged and it allows for

deriving full pleasure from the amusements, yet it still provides enormous possibilities for development. The entire thing is organised in such a manner so as to maintain perfect balance between peaceful relaxation and vigorous entertainment.







In the garden by the mansion each season of the year surprises with its uniqueness and a special climate brings joy into one's eyes and heart. Flowery spring, radiant summer, golden autumn and frosty winter each day provide sights worthy of the most beautiful landscape parks and the most well-tended botanical gardens.

This wonderful place will also be appreciated by ferocious fishermen who at any moment can enjoy the bountifulness of the fish ponds in premises of the Mansion. In a 6-meter deep pond one can catch amurs, carps, perches, roaches and tenches. More lucky ones can also encounter a pike or a catfish. Size of a specimen can reach up to 10 kg!







# REST, CATCH YOUR BREATH, HAVE FUN

Do you like receiving guests? Guest house located in a green retreat will prove to be a great lodging for them. The building has been equipped with four guest rooms (approx. 10 square meters each), two bathrooms, kitchen and a utility room. All of this allows guests to comfortably spend the night after enjoying some time together.

Without a doubt, the guest house shall also be appreciated by younger members of the family. Even during finest parties noises or music coming from the building will not bother other residents of the Mansion.



A banquet in a garden? Of course! The mansion is perfectly suited for it. A brick-built grill, a smoking chamber and a kitchen with a spacious terrace shall make the preparation and serving of meals pleasant and as simple as a child's play. Nothing brings so much pleasure to one's taste buds like a fish that has been caught and smoked with one's own hands!

Additionally, the guest house is set in direct vicinity of a tennis court. Due to this, it successfully functions as a leisure spot after a well played match.







CHOOSE ACTIVE  
RELAXATION



Active leisure in magnificent natural conditions makes one feel really alive. Your own 4-hole golf course combines in an easy way what you like most – time spent in fresh air, sports rivalry and mastering of your skills. Golf is an exclusive sport, still not very popular in Poland. It is technically demanding, yet full of positive emotions. It also constitutes an excellent background for business. Professionally prepared terrain, fairways reaching up to 250 meters and the entire thing designed in a thought-out manner give the impression that the game takes place in a course with 9 holes. The Mansion's equipment also includes specialised appliances for maintenance of the golf course. They keep the entire terrain in good condition – not even a professional would be ashamed of it.





Time spent on a court is an excellent idea for a morning warm-up or an afternoon endurance training. In the Mansion there is a tennis court fulfilling all requirements of a sports lover. Professional illumination ensures that playing on the court is also possible after dusk. Close vicinity of a bathroom equipped with a shower makes usage of the court exceptionally convenient. It does not matter whether you like to exchange a few shots with an acquaintance or whether you train regularly – you will certainly appreciate this amenity in your new home.





Owning a garden brings most joy when it is arranged in an interesting manner. Diversified terrain around Chateau Chalin makes it

One of those will definitely include the beach by the lake, which covers approx. 20 hectares. The access road to the mansion leads through



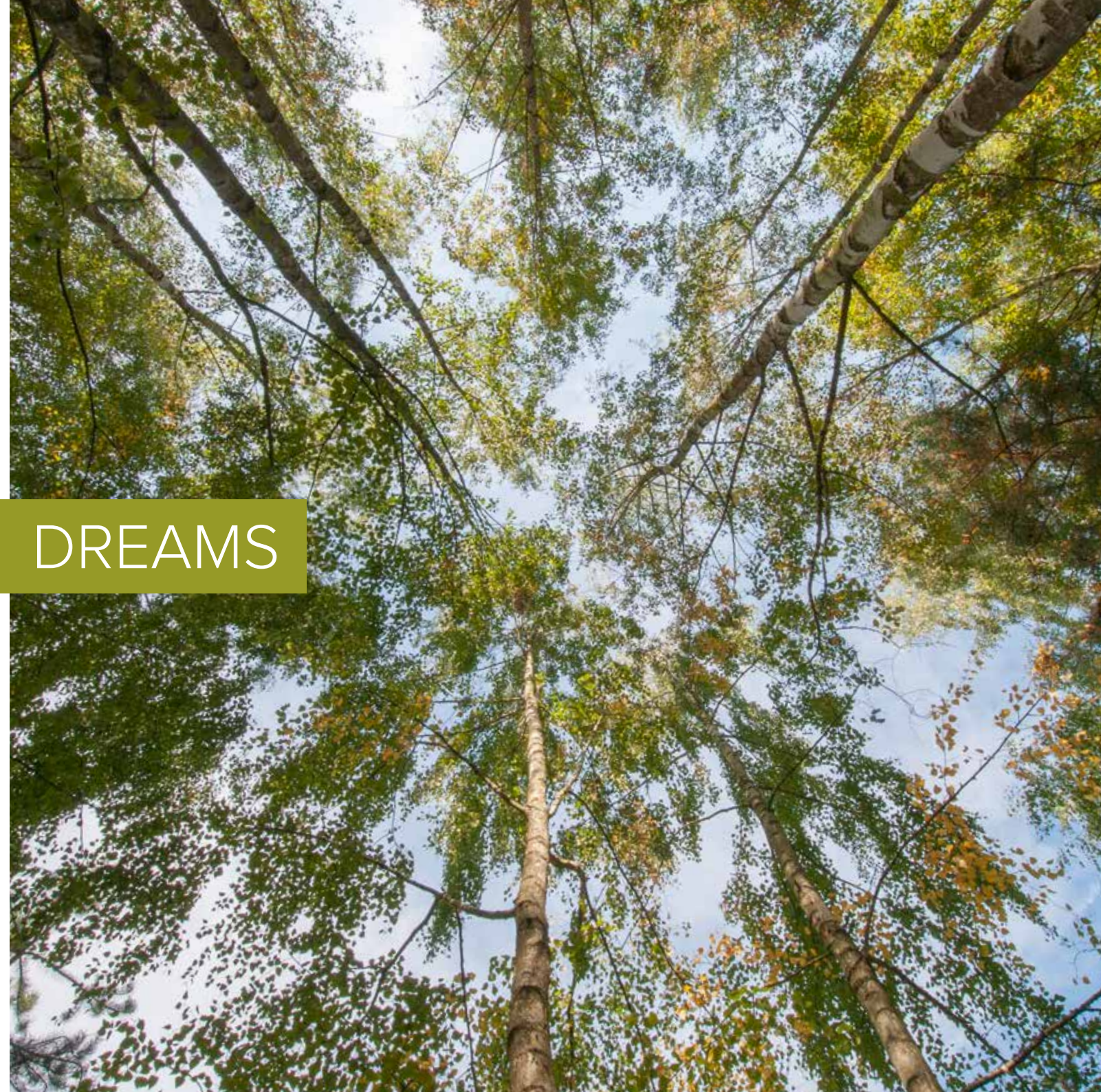
is impossible to be at loose end around here. More than 5 hectares of greenery ensure that you discover new favourite corners each day.

the embankment by the Šremski Lake. It is literally impossible to be here and forget that we are in the Land of 100 Lakes.





AIM HIGH – FULFILL YOUR DREAMS







It does not matter whether you hide among leaves or stroll along one of the picturesque paths – Chateau Chalin looks great from every direction. Even now you can imagine how pleasant it is to sit with a coffee on a terrace in the morning when you are greeted by forest silence that surrounds you. The evenings appear equally promising. You will spend them in exquisite company in the banquet corner. You will certainly appreciate the well-thought-out structure of the Mansion, composed of three connected, yet independent parts. Each of them has a separate entrance from the outside, which guarantees privacy to all its residents. Simultaneously, the interior allows for moving between particular sections of the Mansion. Therefore, this place could become a home for even three families who wish to remain close to one another, but not necessarily want to share their everyday life.





A picturesque, stone path leads along the entire Mansion in order to beguile strolls of the residents and guests. While sauntering in the garden one can at any time admire vivid and tidy vegetation in its full glory.



Owing to the illumination along the path nothing stands in the way of evening romantic walks.

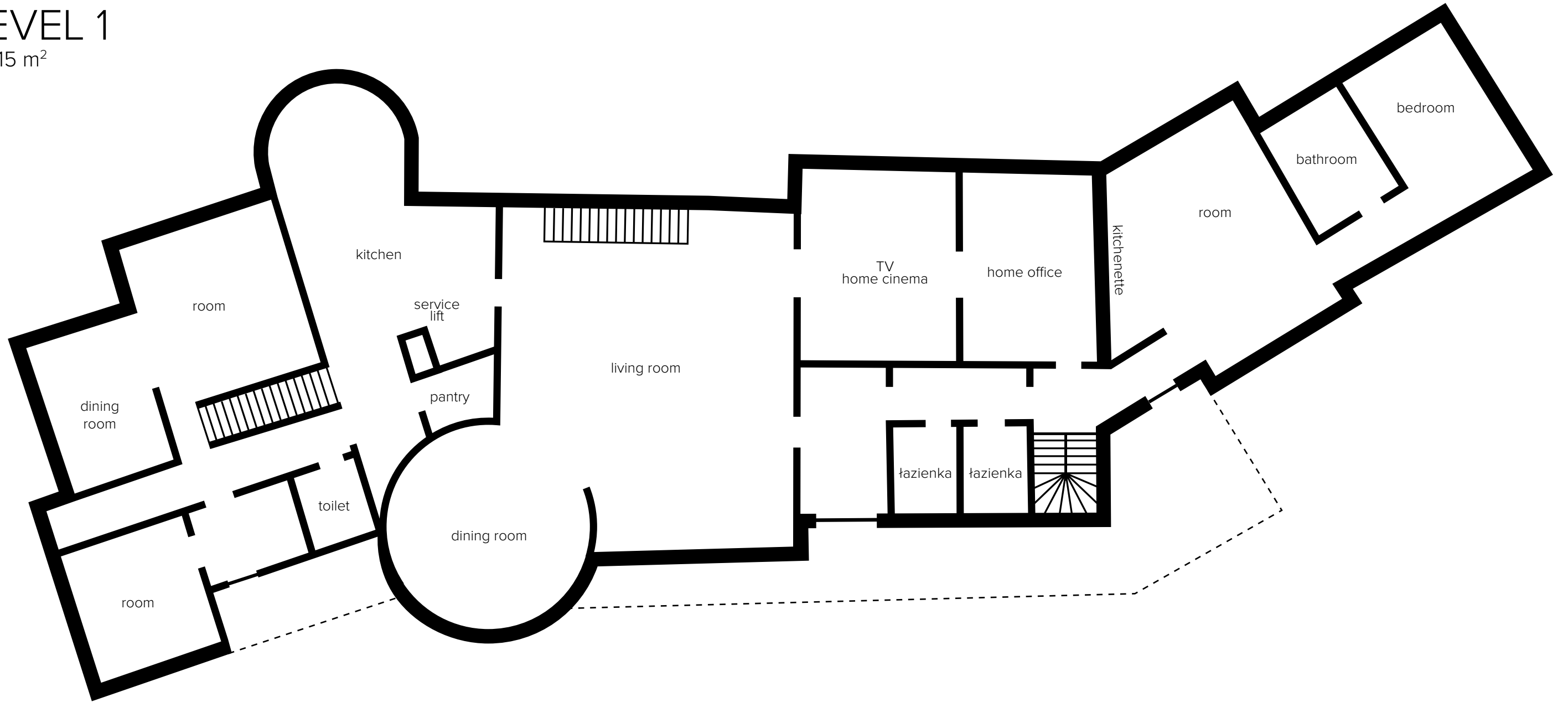






# LEVEL 1

431,15 m<sup>2</sup>





# THE HEART OF YOUR HOUSE



The main kitchen, comfortable and spacious, was joined with a dining room, due to which you can freely cook and spend time together while dining. Its surface makes having a common meal convenient for up to 10 people. Accessories reflecting your character shall undoubtedly make you feel here at home in a matter of short time. One floor downstairs, on the level 0, there is a possibility of arranging a supplementary kitchen with similar meterage. Service lift set between the floors guarantees efficient service and easy transport of prepared meals.





The charm of your place on Earth is in the details. The interior constitutes a perfect reflection of individual preferences of the owner. It is you who decides upon the appearance of your Mansion. While moving in, you shall bring your unique character which shall make you feel already at home.







How do you imagine a perfect living room? It is without a doubt a place where you can feel comfortable. Large space, direct passage to a dining room and an exit to the terrace will let you fully experience the attractiveness of this part of the house. It will prove excellent for relaxing evenings alone as well as moments spent in family circle.







Halls in many houses are treated with some disregard. Passages in the mansion are splendidly developed and the space by the stairs has been transformed into an additional cupboard.

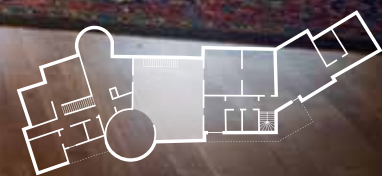
Decoration of this space depends exclusively on you. Do you know yet whether this place is perfect for family photographs or souvenirs?



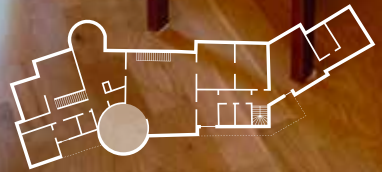


A living room is a place which above all should serve as a leisure spot. Here you will fully enjoy your favourite book or forget about the world while playing board games. During longer, chillier evenings a stylish fireplace allows for building of an extraordinary atmosphere. By merrily cracking fire

all gloomy thoughts are swiftly forgotten and everyday fatigue stops troubling us. The exit from the living room leads straight to the terrace where each day you can enjoy the unforgettable view of the thoroughly manicured garden.





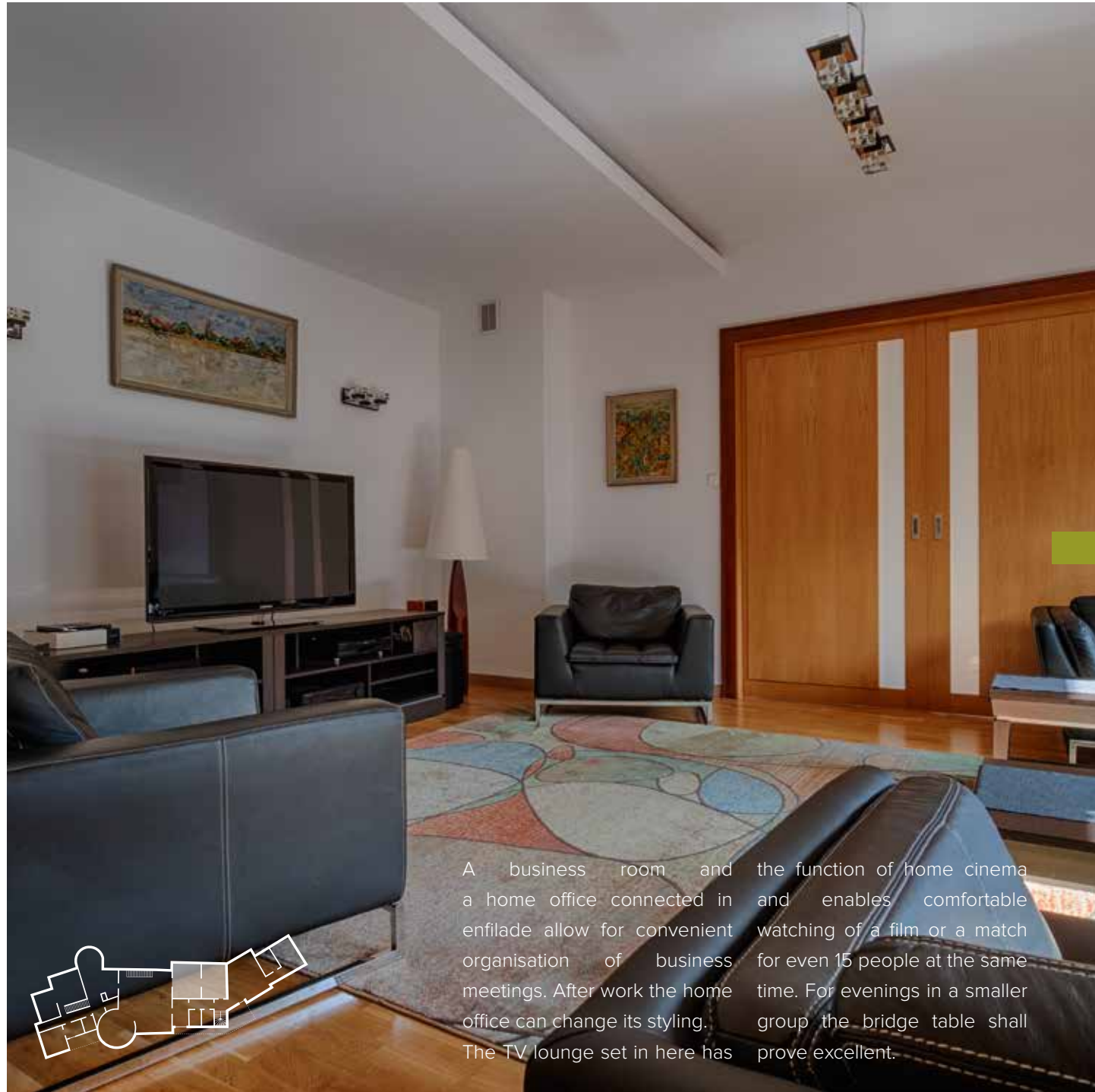


Next to the living room another room has been prepared with special consideration of the most important events that you shall wish to celebrate in family circle and with your close ones. Equipped with a large round table which allows for seating of 24 persons.









A business room and a home office connected in enfilade allow for convenient organisation of business meetings. After work the home office can change its styling. The TV lounge set in here has

the function of home cinema and enables comfortable watching of a film or a match for even 15 people at the same time. For evenings in a smaller group the bridge table shall prove excellent.









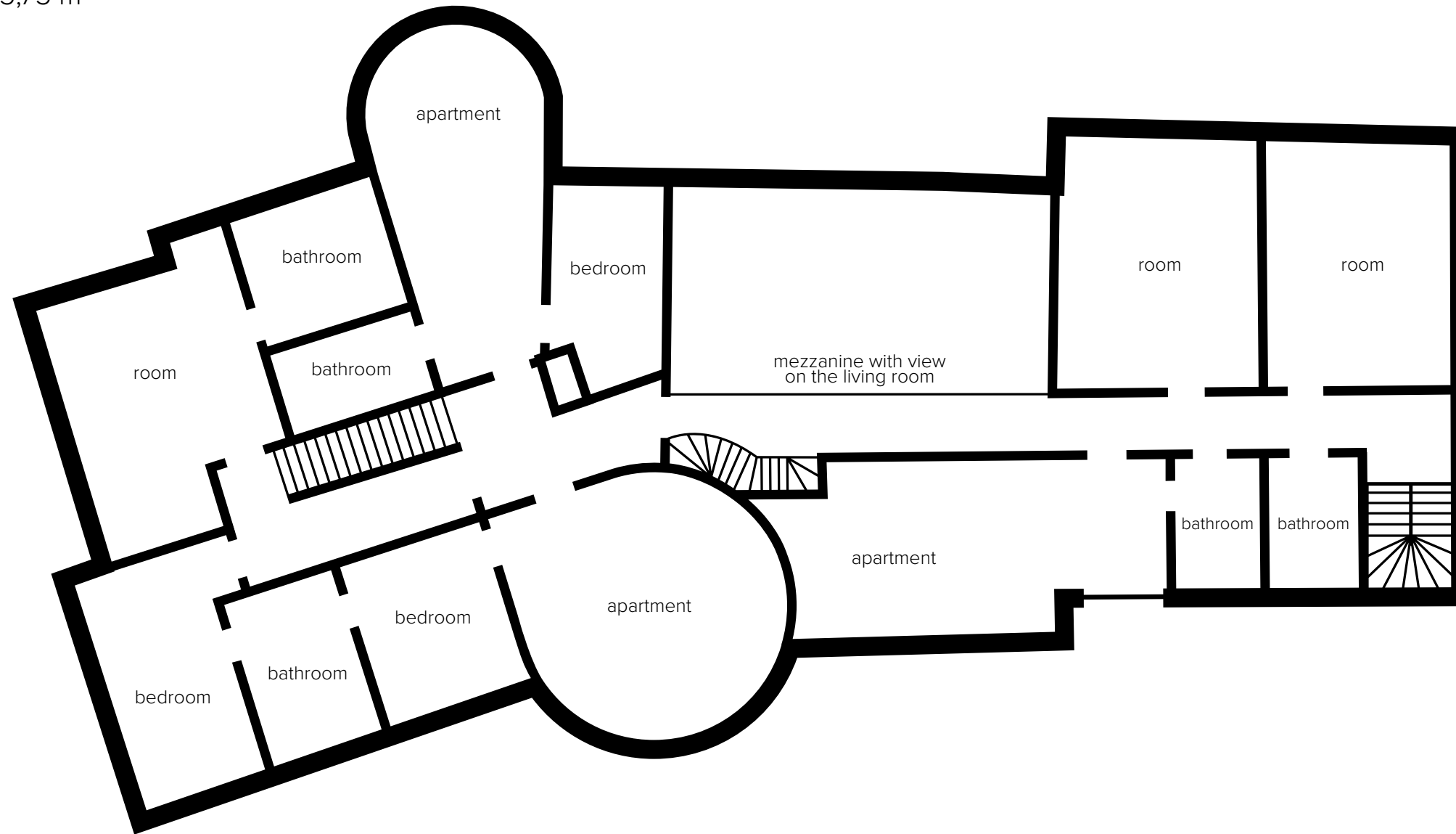


The main residential building in Chateau Chalin has almost 1250 square meters. This is a space which allows to live comfortably, even in case of most demanding and largest families. The interior of the building is divided into 6 convenient 1 or 2-room apartments. A great complement to the casual part of the house is the guest space – 4 rooms of which all are equipped with a bathroom. A spacious common section helps all residents to enjoy time spent together whenever they wish so.



# LEVEL 2

305,75 m<sup>2</sup>







Space – one can definitely find plenty of it here. Convenient distribution of the rooms on the upper floors of the Mansion ensures that each home dweller will find a place for them.





Bright and capacious place – perfect sleep here, waking up fresh and relaxed each day. As each of these terms describe this bedroom the best. Numerous windows and the company of greenery will ensure that every wildlife lover enjoys the 6 apartments in the Mansion it has an individual style suited to its owner's preferences.







In the mansion each resident can count on a cosy recess. Division of the building into apartments supports individual arrangements.

Bright and capacious apartment guarantees convenience of everyday usage, comfort and, if such need arises, a moment of privacy.







The guest room is not different in any way than the casual apartments – your guest shall quickly feel here at home. Combination of neutral and pasty colours

with modern design makes you remember even while in the bathroom where you are – in a place located exceptionally close to nature.





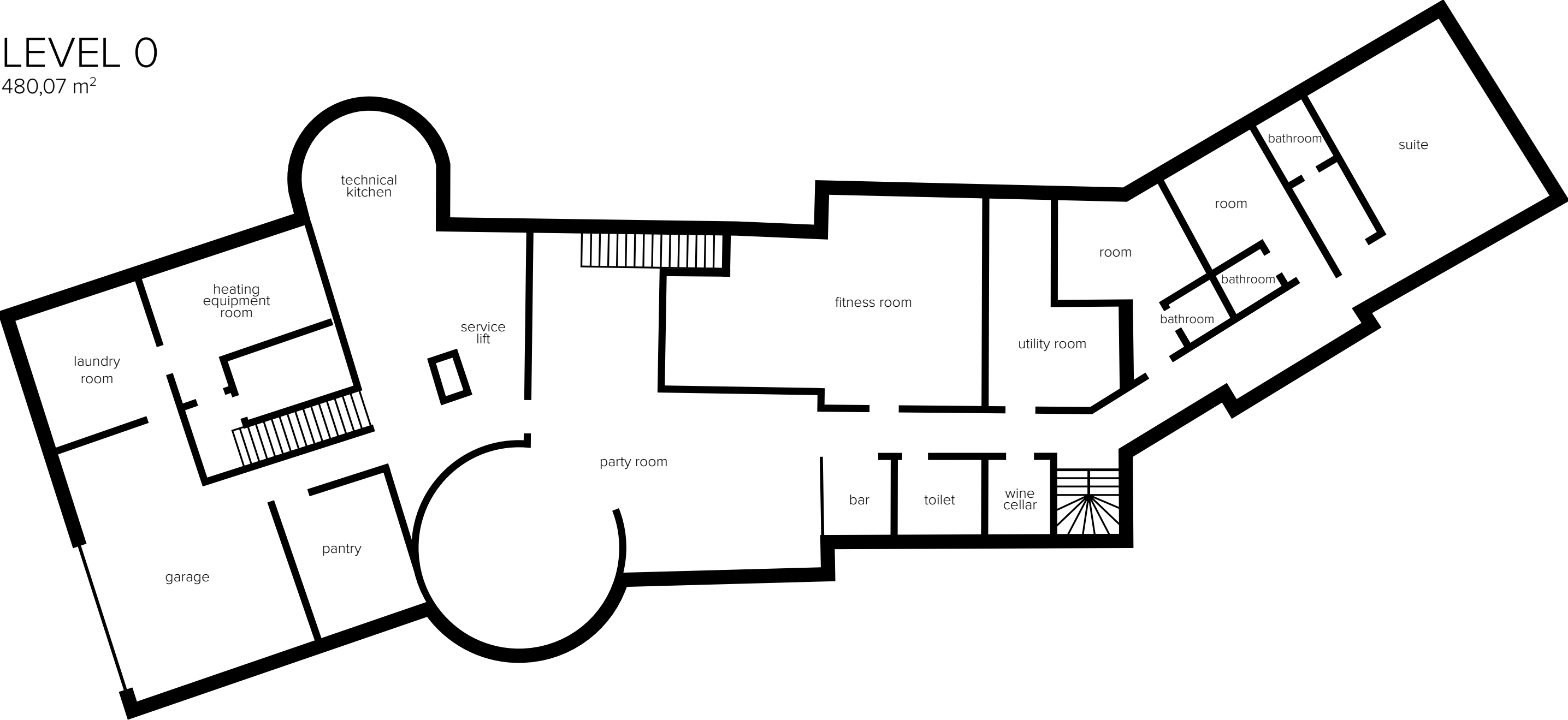


Impressive views deserve to be admired from various perspectives. The viewing tower will allow you to relish the beauty of local landscape. While admiring your property from aloft you shall appreciate the beauty and diversity of the terrain even more.

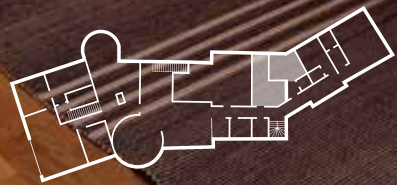


# LEVEL 0

480,07 m<sup>2</sup>







Do you like it when you are awoken in the morning by the first kisses of the sun? This guest room will make your acquaintances and family members even more glad to visit you. A direct exit to the garden is another advantage, to help you cherish serenity, fresh air and sounds of nature from the first moments of your day.

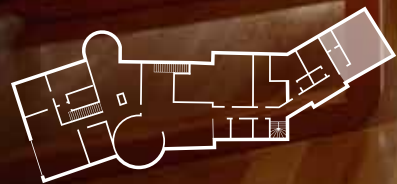




A romantic apartment with a fireplace. It provides contact with wildlife. It was designed with consideration of people who, regardless of duration of their relationship, still derive pleasure from nurturing of the closeness that connects them.







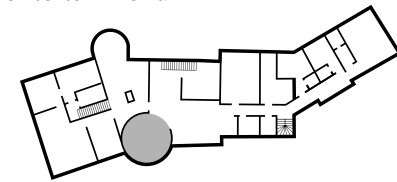
Do you dream about waking up in the morning and sauntering barefoot on the grass? Here you only have to open the door in order to realise this dream that is seemingly trivial, but so distant for some.

If, on the other hand, you are one of those people who start each day from a refreshing shower, you should know that your private bathroom is always at your disposal.





Evening relaxation has many names. Do you choose pool, a darts match or table football? The Mansion's equipment ensures that irregardless of weather neither you, nor your guests shall ever lack entertainment.





Sometimes, when in the evening you feel like going out to a bar or a pub, you may discover with a sigh of relief that your own amusement centre is already here. Pool table, table football and a dart board in combination with a well-equipped drinks cabinet will easily guarantee a great evening without leaving your house.







A beautifully kept terrain has to be tended to – there is no doubt about that. This should be undertaken by a specialist. The outbuilding with a 3-room flat covering 60 square meters and a bachelor flat (25 square meters) creates a friendly and comfortable accommodation for persons taking care of the terrain around the Mansion. There are three garages located under the flats. They provide space for all the machines necessary for keeping the garden and the golf course in perfect condition.





LOSE YOUR HEART  
FOR THE GREENERY  
RELAX YOUR MIND