

House Four-bedroom (5+kk)

250 m², Brno, Brněnské Ivanovice, Petlákova

€1295022 | CZK 32000000











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Plot1271 m²Foot print505 m²Garden766 m²ParkingGarageGarageYesCellar-Reference number103669



This barrier-free, air-conditioned house suitable for family living or as a business is surrounded by a landscaped garden with a swimming pool and a garage. Located on the outskirts of Brno, in Brněnské Ivanovice, at the end of a cul-de-sac, guaranteeing perfect privacy.

Its single-level layout consists of a living room with a kitchen and access to **a west-facing garden terrace**, 3 bedrooms, a study, a bathroom, a separate toilet, **a walk-in wardrobe**, a closet, a laundry room with a toilet, and an entrance hall with access to the **garage**.

The brick building was completed in 2015. Windows are **Schüco aluminum** with triple glazing and have **exterior blinds** that can be controlled centrally or separately from each room. Interior panel doors are from the **Pivato Italian brand** with quality fittings and **designer handles**, and the security entrance door is equipped with **a panic lock**. The kitchen with a central island is fully equipped with Mora appliances. The **Bose sound system** is connected to the TV in the interior and exterior. Floor heating in the entire house is provided by a heat pump (water/air) with a hot water tank and a backup electric boiler; all rooms are **air-conditioned**. The large garage provides **comfortable parking** for 2 cars, and 2 additional spaces are on the plot. The house and garden are guarded by a security system with sensors and cameras. The pool (8 x 3 x 1.5 m) with **salt water** is **self-maintaining** and heated by a remote-controlled awning. The well-maintained garden with a lawn and trees is maintained by **automatic irrigation**.

The house stands at the end of a cul-de-sac close to **the picturesque center** of the district, which is a village conservation area. The neighborhood has a kindergarten and elementary school, a supermarket, a shopping center, a sports hall with tennis courts and a football center. The district is crossed by a bike path, along which it is possible to reach, for example, the Bobrava nature park. There is a bus stop near the house, and you can quickly connect to the D1 and D2 highways by car. An international airport is also within easy reach.

Usable area 250 m², built-up area 505 m², garden 766 m², plot 1,271 m².

The building is approved as an administrative building (company seat with a housing unit).

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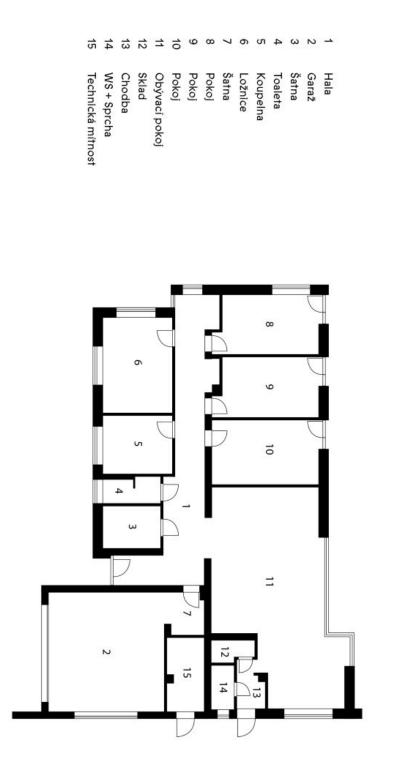
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Petlákova 23

Dům 5+kk

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