



House Five-bedroom (6+kk)

€ 1 335 492 | CZK 33 000 000

566 m², Brno, Přízřenice, Novomoravská





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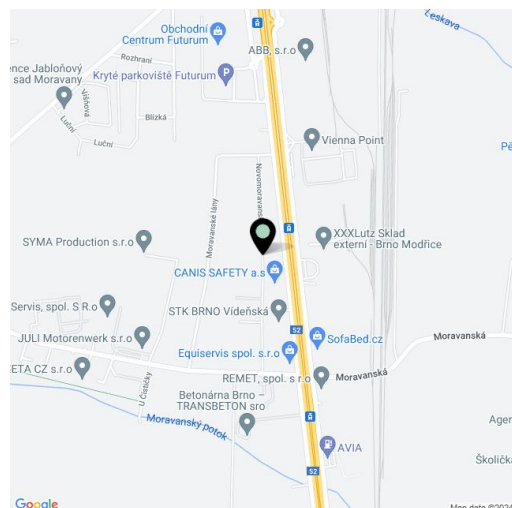
Usable area	566 m²
Plot	2 978 m²
Foot print	726 m²
Floor area	415 m²
Terrace	89 m²
Parking	Double garage and parking spaces on the plot
Garage	62 m²
Cellar	-
Service price	13 000 CZK monthly
Reference number	104726

This very spacious single-story family house with an infrared sauna, outdoor pool, a separate office, plenty of storage space, and photovoltaic power is located in a nicely accessible area on the outskirts of Brno, close to the Futurum and Olympia shopping centers or Bobrava nature park. The bungalow mainly faces a peaceful and beautifully maintained garden.

The spacious layout consists of a large living room with a **fireplace** and kitchen, 4 bedrooms, a study, 2 walk-in wardrobes, 2 bathrooms, 2 separate toilets, a central hall, a foyer, utility room, a laundry room, a **large-capacity pantry**, a **fitness** room, a storage room with access to the garden, and a **separate bright room** (28 m²) with a kitchen and toilet. A room approved as an **business** is suitable, for example, as a beauty salon. The interior of the house is connected on the **west side by a large terrace**.

The house was approved in September 2018. Floors are vinyl (ceramic tiles in the bathrooms), and there is **underfloor heating** throughout with the possibility of individual regulation (in the bathroom with heated towel rails), the heat source is a gas condensing boiler, the **recuperation** system also provides **cooling**. The large-area plastic seven-chamber **triple-glazed** windows are by the **Veka** German brand, and can be shaded with remote controlled **exterior blinds**. The extra-large kitchen is equipped with an electric, steam, and microwave oven, an **XXL induction hob** (80 cm), a **barbecue**, and a gas cooker and 2 sinks. The house is guarded by a **Jablotron** security system. **Photovoltaic panels** cover all consumption during the summer season, and surpluses are used for hot water. Convenient parking and storage is possible in the **double garage** with enough storage space, other **parking spaces** (also covered) are on the property. On the terrace is a preparation for a hot tub and an outdoor kitchen with a chimney for an outdoor fireplace, a **covered swimming pool** (7 x 3 x 1.4 m) with salt water technology requires minimal maintenance. There are also **2 warehouses** on the property, one of which has a toilet and water. Thanks to the placement of the house **in the middle of a large garden**, the interior is **absolutely calm**, complemented by **views of the greenery**. In front of the house is an **ornamental part** of the garden, at the back is a **relaxing part** with **fruit trees** and a space for children's games.

A kindergarten and an elementary school are nearby, and the Futurum and Olympia shopping centers are also within a convenient distance. Excellent transport links with the center of Brno are ensured by trams, by car you can easily connect to the R52 highway, which goes to Vienna, and the D1 and D2 highways. By bike, you can reach the **beautiful deep forests** of the **Bobrava Nature Park** in 20 minutes.





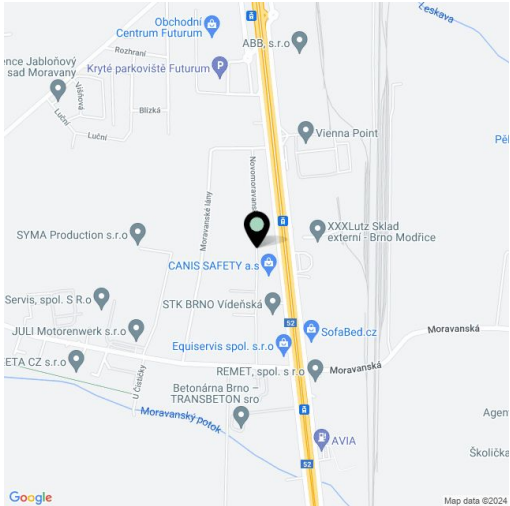
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Usable area 565.9 m², built-up area 726 m², garden 2,252 m², plot 2,978 m².





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Brno

Rodinný dům

1	Vstupní hala	15,2 m²
2	Hala	53,6 m²
3	Dětský pokoj	19,5 m²
4	Dětský pokoj	19,5 m²
5	Ložnice	15,6 m²
6	Šatna	9,8 m²
7	Šatna	8,9 m²
8	Koupelna	4,2 m²
9	Pokoje pro hosty	14,3 m²
10	Pracovna	23,6 m²
11	Knihovna	3,0 m²
12	Koupelna	17,0 m²
13	WC	2,5 m²
14	Prádelna	12,3 m²
15	Obytná kuchyně	72,1 m²
16	Spižárna	16,4 m²
17	Fitness	19,9 m²
18	WC	3,2 m²
19	Sklad-sport	9,7 m²
20	Sklad	18,5 m²
21	Garáž	62,3 m²
22	Tech. místnost	14,5 m²
23	Dílna	11,1 m²
24	Kosmetika	28,4 m²

