



## House Five-bedroom (6+1)

305 m<sup>2</sup>, Brno-město, Žabovřesky, Zeleného

Sold





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Total area	305 m <sup>2</sup>
Plot	378 m <sup>2</sup>
Foot print	212 m <sup>2</sup>
Garden	166 m <sup>2</sup>
Floor area	215 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	-
Cellar	25 m <sup>2</sup>
Reference number	100456

**This multi-generational family house from the 1930s with a south-facing well-maintained garden and a garage is located in a nice place on a quiet one-way street lined with mature trees near Wilson Forest.**

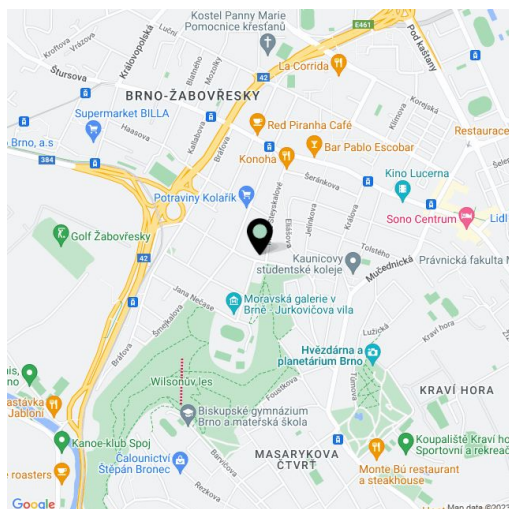
Currently, there are **3 2-bedroom apartments** with large rooms and a **balcony** (accessible from the kitchen). The unit on the ground and 1st floors has a floor area of **75 sq. m.**, and the attic apartment **65 sq. m.** In the basement is a **garage** and **3 cellars**, 1 of which is equipped with a toilet and a water connection, and 1 has a **window and an entrance from the garden**. The cellars can therefore be turned into an additional usable area.

The house was built in 1936; ongoing maintenance guarantees a **very good condition**, but the interiors require modernization. Facilities include **wooden Euro-windows**, remote-controlled outdoor **blinds** on some windows, **parquet and wooden floors** (tiles in the bathroom and toilet), 3 gas boilers, **air-conditioning** in 1 room, and a **well-maintained garden** with outdoor seating under an **awning**. Parking for 2 cars is possible in the garage; another space is in front of the house.

A popular and quiet residential location in Žabovřesky, in the vicinity of a **forest park**, yet easily accessible by public transport or by car from the D1 highway. A kindergarten and elementary school, a grocery store, a restaurant, a cafe, and a tram stop are within easy walking distance. The tram ride to **the city center takes less than 10 minutes**.

Usable area 305 m<sup>2</sup>, floor area 215 m<sup>2</sup>, balconies 15 m<sup>2</sup>, garage 50 m<sup>2</sup>, built-up area 212 m<sup>2</sup>, garden 166 m<sup>2</sup>, plot 378 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



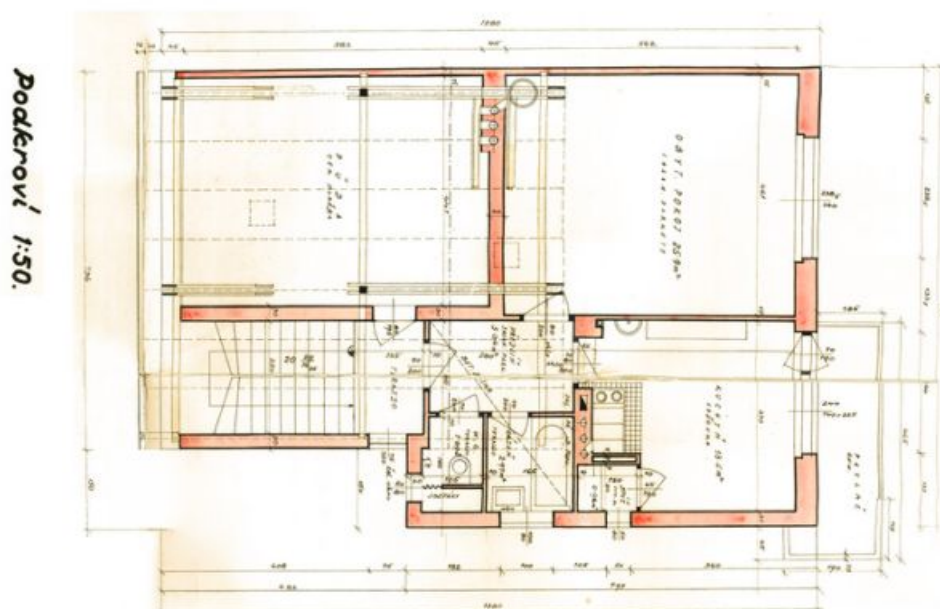




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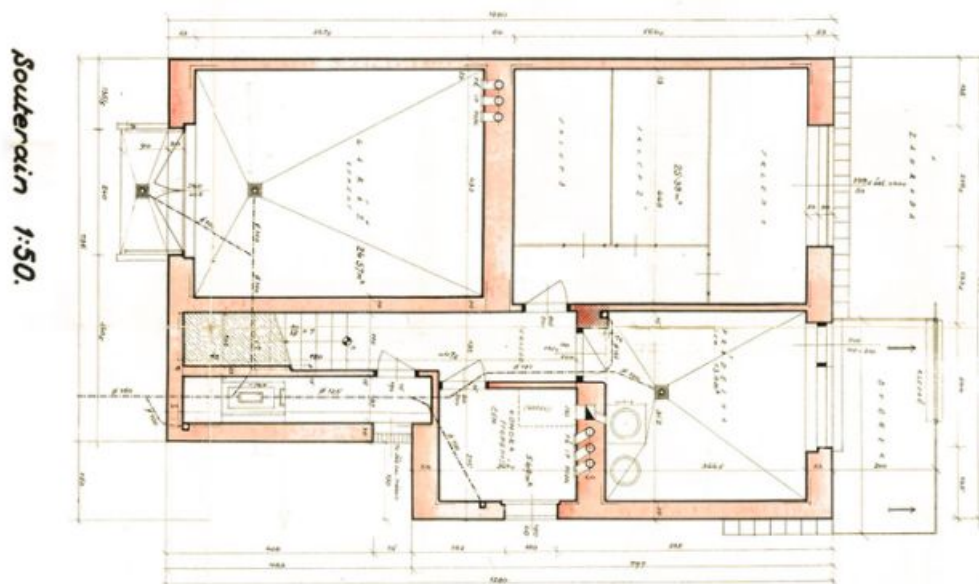




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