





Apartment building Eight-bedroom (9+kk)

€ 779 735 | CZK 19 700 000

215 m², Brno, Žabovřesky, Zeleného

Total gross floor area of the building	471 m²
Total net leasable area of the building	215 m²
Plot	378 m²
Foot print	212 m²
Garden	166 m²
Parking	-
Balcony	15 m²
Cellar	25 m²
Reference number	100607

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

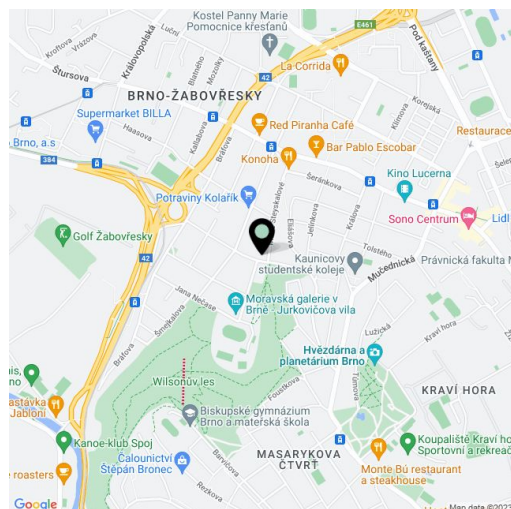
Currently, there are **3 2-bedroom apartments** with large rooms and a **balcony** (accessible from the kitchen). The unit on the ground and 1st floors has an area of **75 m²**, and the attic apartment is **65 m²**. In the basement is a **garage and 3 cellars**, 1 of which is equipped with a toilet and a water connection, and 1 has a **window and an entrance to the garden**. Cellars are, therefore, a possibility to create additional usable area.

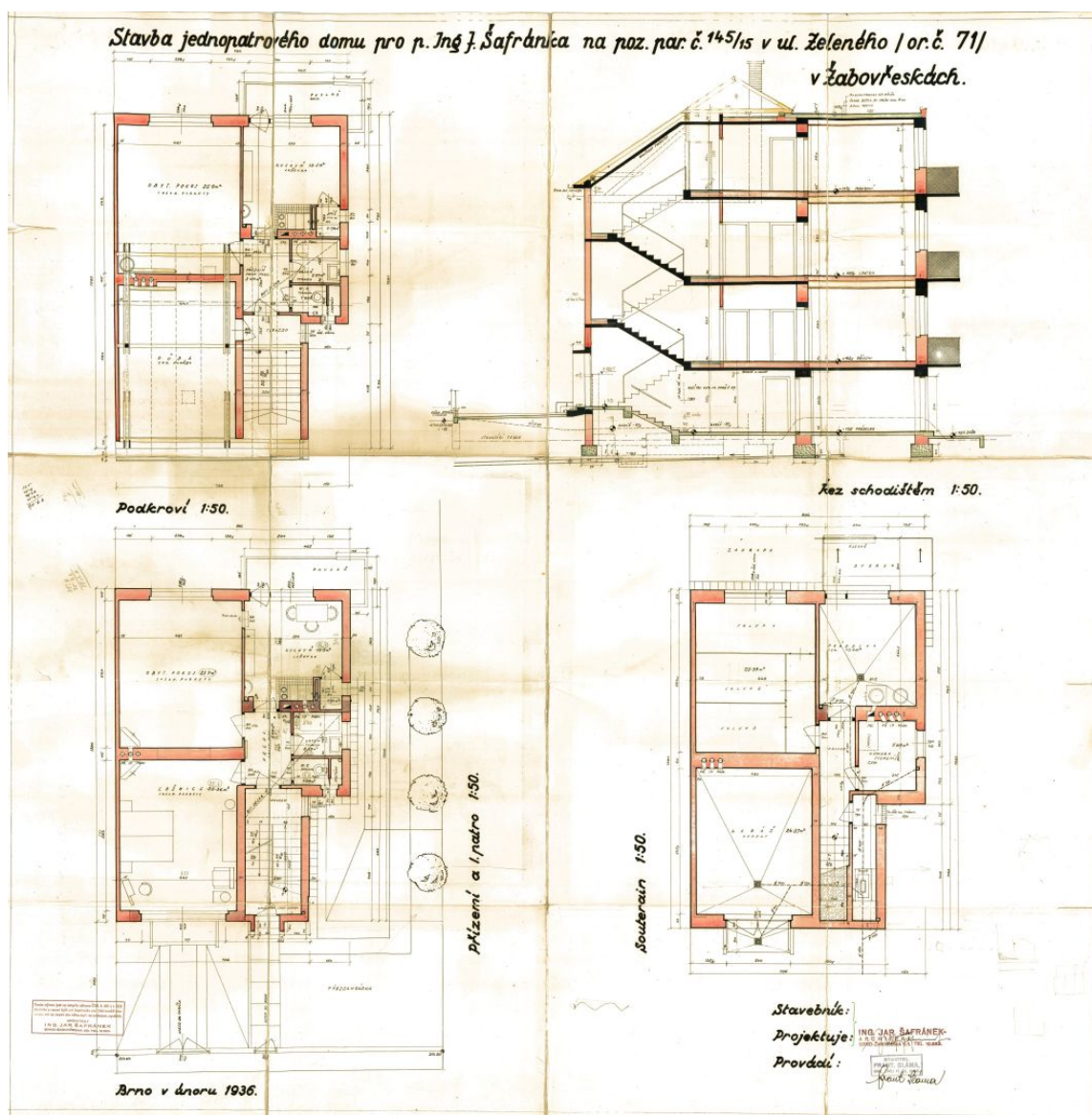
The house was built in 1936; ongoing maintenance guarantees a **very good condition**, and the interiors require modernization. Facilities include **wooden Euro-windows**, remote-controlled outdoor **blinds** on some windows, **parquet and wooden floors** (tiles in the bathroom and toilet), 3 gas boilers, air conditioning in 1 room and a well-kept 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 neighborhood of a **forest park**, yet easily accessible by public transport and 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, from where the way to the **city center takes less than 10 minutes**.

Usable area 305 m², floor area 215 m², balconies 15 m², garage 50 m², built-up area 212 m², garden 166 m², plot 378 m².

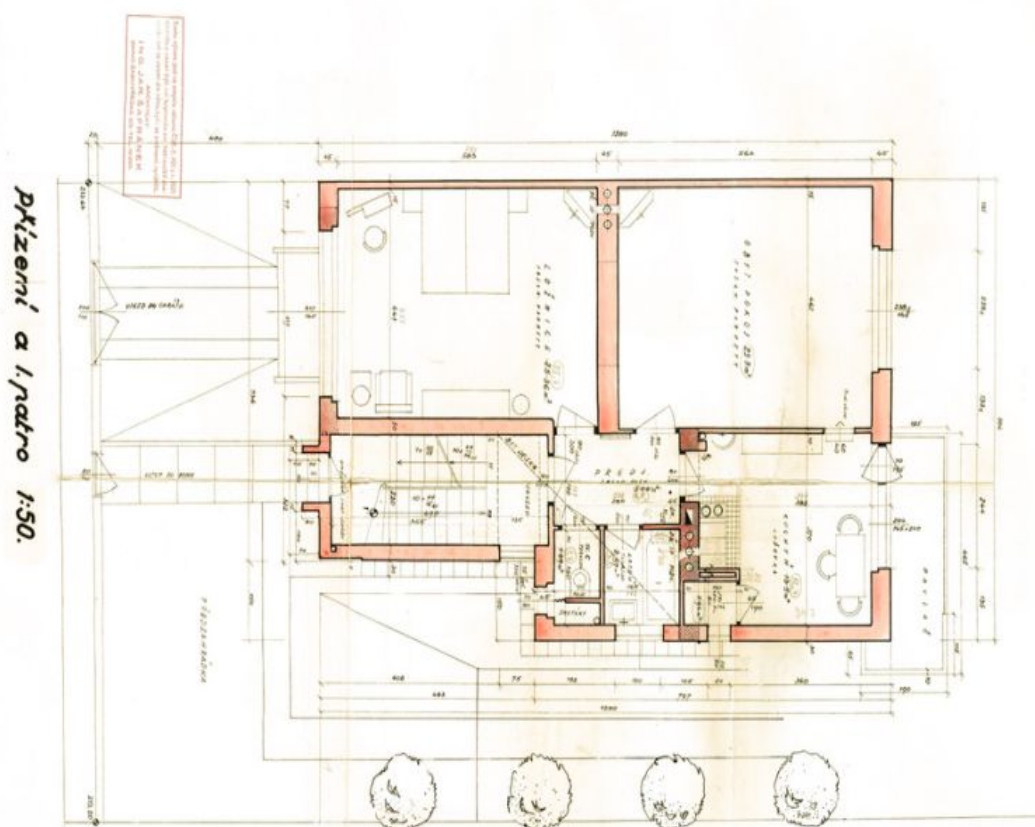
In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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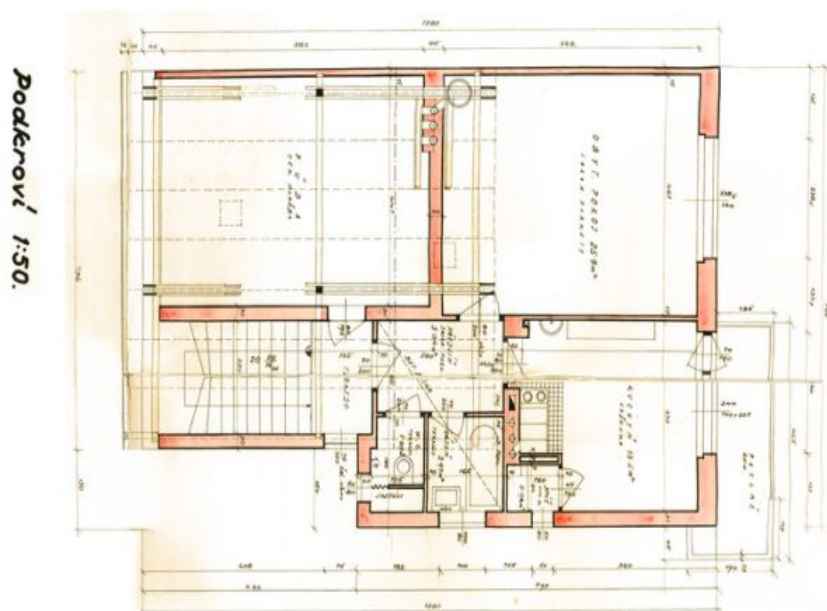




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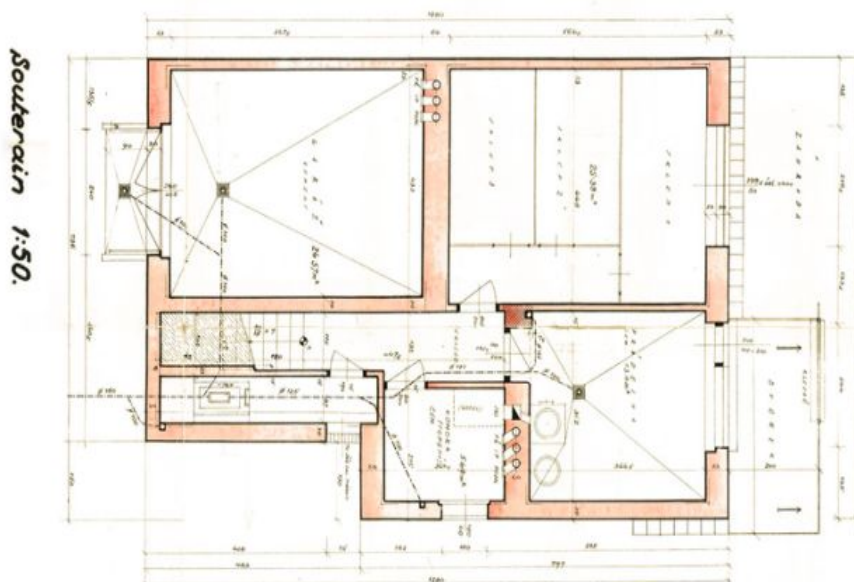




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Řez schodištěm 1:50.

