



## House One-bedroom (2+kk)

Rented

83 m<sup>2</sup>, Břeclav, Brod nad Dyjí





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|                  |  |
|------------------|--|
| Total area       | 83 m <sup>2</sup>  |
| Plot             | 351 m <sup>2</sup>   |
| Foot print       | 86 m <sup>2</sup>  |
| Garden           | 264 m <sup>2</sup>   |
| Floor area       | 60 m <sup>2</sup>  |
| Terrace          | 23 m <sup>2</sup>  |
| Parking          | Yes  |
| Cellar           | -  |
| Service price    | Monthly deposit for common building charges and utilities CZK 5,000. |
| PENB             | B  |
| Reference number | 100907   |
| Available from   | Immediately  |

This is a fully furnished 1-bedroom low-energy house with a rooftop terrace boasting great views of the picturesque countryside of the Mikulov micro-region. Located just 300 m from the Mušov Lakes and a part of the Sun Houses project, a gated project secured by camera system, with a garden and a playground. The home is situated on the eastern edge of Brod nad Dyjí, with a high standard of service, pleasant atmosphere, privacy, and an abundance of sunny local weather. It takes only 30 minutes by car to get to Brno. These benefits, combined with other typical features of the location such as great wine, countless possibilities for cycling, fishing and hiking in the most beautiful natural sites of South Moravia make this project an ideal choice for those who seek comfort while maintaining an active lifestyle.

The interior of the house includes a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom, a separate toilet, and an entrance hall.

Ceramic large format tiling, underfloor heating, triple glazed plastic windows, security entry door, TV. The tenants are welcome to use an outdoor **swimming pool** with a sun deck, sports equipment hire service, and a high standard **wine cellar** which includes personal boxes for archiving wine. There is a paved **parking** space and an outdoor storage space.

