



## House Three-bedroom (4+kk)

€ 551 697 | CZK 13 900 000

148 m<sup>2</sup>, Břeclav, Mikulov, Košuličova





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Usable area	148 m²
Plot	389 m²
Foot print	111 m²
Garden	278 m²
Floor area	133 m²
Terrace	15 m²
Parking	-
Garage	Yes
Cellar	-
PENB	B
Reference number	100950

This comfortable, fully furnished, energy-efficient family house (half of a semi-detached house) with a 3-bedroom layout and views of the garden and a castle is part of a quiet district on the edge of the wine-growing town of Mikulov, located right next to the Pálava PLA. The property is suitable as a primary residence or investment purposes, currently successfully rented out as a recreational property.

The ground floor consists of a living room, a kitchen with a dining room, a bedroom, a bathroom (shower, toilet), a storage room under the stairs, a hallway, and an entrance hall. It is possible to enter the garden or **front garden** from all rooms. Upstairs are 2 bedrooms, a spacious bright bathroom (bathtub, toilet), and a utility room with storage space. One bedroom **overlooks the castle**; the other overlooks the **garden**.

The energy-efficient house with a **designer interior** was completed in 2021. The entire house has **underfloor heating** (the heat source is a gas boiler), and the floors are **wooden** or large-format tiled. Windows are plastic with triple glazing and **Velux** skylights with shading; French windows have electrically controlled exterior window blinds. One bedroom is **air-conditioned**. The kitchen is fully equipped with built-in appliances. Security entrance door; the gates can be opened using a phone app, and the facilities include an intelligent **Somfy** system for controlling the heating or blinds. In addition to the **garage** with direct access to the house and garden, parking is also provided on **2 outdoor spaces**. The low-maintenance garden provides ample opportunities to sit by the grill or fire pit and relax in the **hot tub**.

This pleasantly quiet place is about a 15-minute walk from the wonderful city center, which is a **city monument zone**. Everything you need is within reach, including a kindergarten, elementary school, health services, quality restaurants, and cozy cafes. There are many tourist destinations in the city and its surroundings, for example, to **Svatý kopeček** or to the vast **Pálava PLA**. The city is also easily accessible—a direct bus line provides connections with Brno. By car, Brno is about half an hour away and Vienna 1 hour.

Usable area 148 m², built-up area 111 m², garden 278 m², plot of land 389 m².

