



## House Three-bedroom (4+kk)

Rented

123 m<sup>2</sup>, Brno-město, Útěchov, Dlouhé vrchy





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Total area	123 m <sup>2</sup>
Plot	230 m <sup>2</sup>
Foot print	54 m <sup>2</sup>
Garden	150 m <sup>2</sup>
Floor area	93 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	Utilities are CZK 6,000 per month.
PENB	G
Reference number	101671
Available from	Immediately

**Boasting an outdoor pool and a sauna, this is a fully furnished two story 3-bedroom 2-bathroom semidetached house with a garden, a covered terrace and parking for three cars. Located in a quiet street in Brno Útěchov in close vicinity of the local forest, 50 m from a kindergarten, within easy reach of the city center and complete amenities and services.**

The ground floor includes a spacious living room with a heat retaining **fireplace** and access to a covered **terrace** and a **garden** with a pool and a sauna, a fully fitted eat-in kitchen, a shower room with a toilet, an entrance hall, a utility room, and outdoor storage space. The first floor offers 3 bedrooms, a bathroom with a bathtub and a toilet, and a **walk-in closet**.

**Outdoor pool, sauna**, built-in wardrobes and storage, vinyl floors, tiles, electric boiler, underfloor heating, washer, dryer, dishwasher, induction cooktop, microwave oven, garden house. **Three outdoor parking spaces** are available (one is covered). Available from July 2023.

