



House Five-bedroom (6+kk)

€ 1 142 744 | CZK 28 900 000

435 m², Vyškov, Vážany





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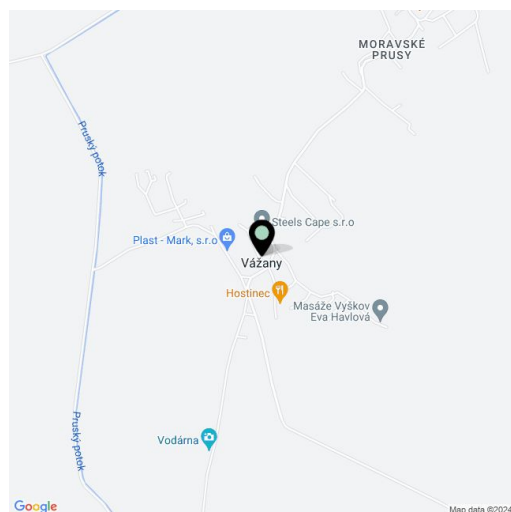
Total area	435 m ²
Plot	4 806 m ²
Foot print	904 m ²
Garden	3 345 m ²
Floor area	316 m ²
Terrace	26 m ²
Parking	2 double garages + outdoor parking space in the yard
Garage	78 m ²
Cellar	15 m ²
PENB	G
Reference number	102253

Offer a property consisting of two opposite houses and a plot of land with a total area of more than 6,000 m². The family house, built in 2008, is ready for comfortable living and is surrounded by a stunning garden with water features and an adjoining large plot. The second house, from the 1970s, offers completely flexible usage possibilities but is in need of complete renovation. The entire property provides ample space for a large family seeking perfect privacy and the opportunity to combine living with business or animal husbandry. The village of Vážany is set in the beautiful rolling landscape of Haná, less than half an hour's drive from Brno.

The practical layout of the newer house consists, on the ground floor, of a living room with a dining area, an open plan kitchen, and access to a **terrace with a pergola**, a laundry room, a bathroom, a separate toilet, a **large pantry**, a stairwell, and a foyer with direct access to the **garage**, from where there is also an entrance to the **garden**. On the first floor is a master bedroom (40 m²) with a walk-in wardrobe, 2 additional bedrooms, a bathroom, and a **separate small apartment** (with its own energy meters) containing a room, a kitchen, a bathroom, a hall, and a sleeping loft. The property also includes another building with a **"black kitchen"** with a water supply, above which is a storage area. There is also a **wine cellar** in the garden.

The brick house made of burnt polished bricks was approved in 2008. Windows are plastic with double glazing, insect nets, and interior blinds, and floors on the ground floor are tiled, on the first floor **wooden (cherry)**, and the staircase is also made of **wood**. The Koryna kitchen is equipped with **Miele** appliances; the laundry room has a water softener. The living room is cozy thanks to a **wood-burning fireplace**, and the primary heat source is a gas condensing boiler, and 2 solar panels are used for hot water. The upper floor is **air-conditioned**. Facilities also include a **security system** with sensors and outdoor cameras. Parking is provided by a **double garage** next to the house (2 cars, motorbike, bicycles), another garage for 2 cars and an outdoor parking space are in the yard or on a **paved** area by the entrance. Sufficient water for flushing or irrigation is ensured by 3 **water wells**, two dug (approx. 9 m and 6 m) and the third drilled (26 m). The garden is characterized by a **large ornamental lake** and **pool** connected by a **stream**. The 7 x 3.5 m swimming pool has a roof, **counter-current system**, and **salt water**.

The second house has a functional framework but requires a complete renovation. The adjacent plot with a side entrance is suitable for activities such as animal husbandry, business ventures, or the construction of a barn or a garage. Instead of the existing building, a larger **apartment house** can be constructed on the plot, as it is possible to build on the entire width of the land.





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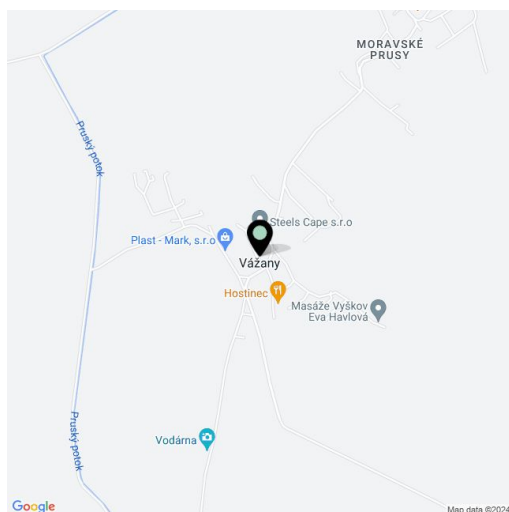
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The two houses are separated only by a local, low-traffic asphalt road.

There is a kindergarten about 100 m from the houses, as well as a grocery store, a restaurant, and a park with a playground. There is a small elementary school in the neighboring village and other schools and amenities are in Vyškov, 10 minutes away by car. The village also has a bus connection to Vyškov. Driving to Brno, for example, is faster via the nearby access to the D1 highway. The beautiful surrounding countryside, which also includes the **Buchlovské hills or the Dražanská vrchovina mountains**, is criss-crossed by hiking and bike routes.

Usable area of the house 435 m² (of which terrace 26 m², garage 78 m² and cellar 15 m²), built-up area 904 m², the second garage 80 m², usable area of another building 190 m², garden 3,345 m², plot 4,806 m². Usable area of the second house is approximately 200 m², built-up area 389 m², garden 920 m², plot 1,309 m².

In case you're interested in purchasing only a large, newer house, the price may be negotiable.

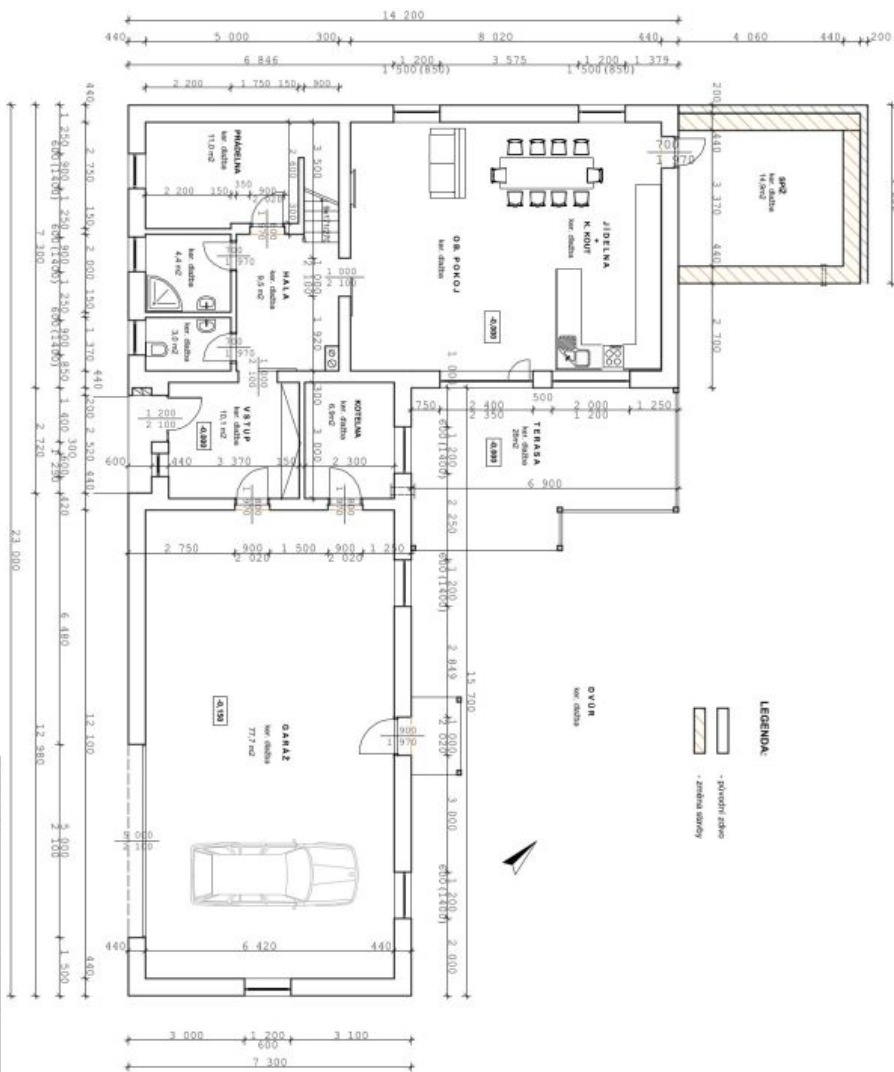




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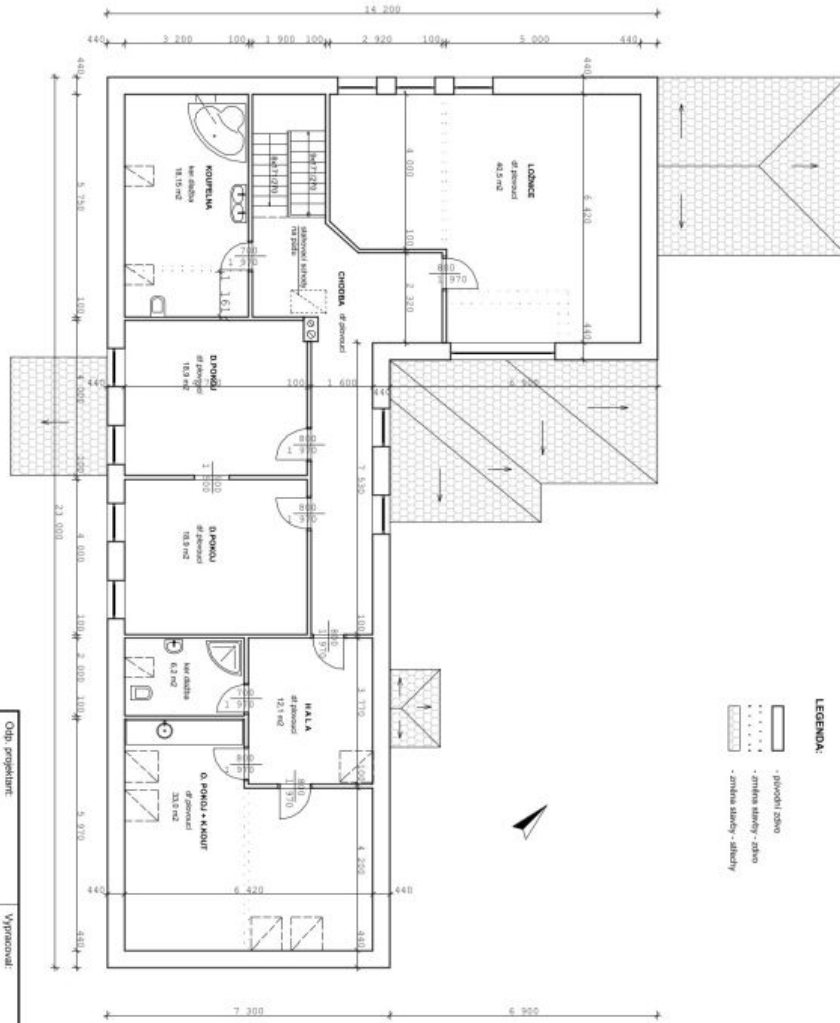
Objekt popíše:	Význam:	PROJEKČNÍ KANCELÁŘ
Ing. Arno Brunečková	Ing. Arno Brunečková	Nová 10, 602 02 Brno IČ: 602 02 72 E-mail: arno@svoboda-williams.cz
Město stavby:	Vážany, parcela číslo 16, 191, 190 a 292	Datum: XI / 2009
Investor:	Jan Gebhardt, Sahanova 899/2, Brno, PSČ 614 00	Měřítko: 1 : 100
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Stupeň: zřetelný stavež
Stavění čísel:	Plošný a NP - přízemí	Číslo výkresu: P2



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LEGENDA:

- polokruhový záhon
- zmluva stavby - záhon
- zmluva stavby - záhon
- zmluva stavby - záhon

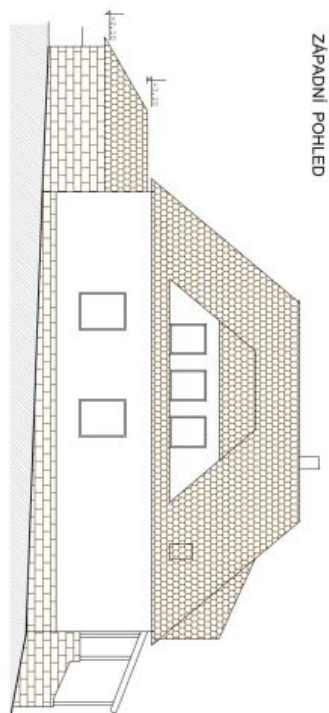
Odp. projektant:	Ing. Anna Burdichová	Výpracoval:	Ing. Anna Burdichová
Miesto stavby:	Vážany, parcela číslo 16, 191, 192 a 252	PROJEKČNÍ KANCELÁŘ	Ing. Anna Burdichová
Investor:	Jan Gontvald, Sekešanova 893/2, Brno, PSČ 614 00	Pracoviště:	Pracoviště: M. 002 54 27 27
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Datum:	XI/2009
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Mřížka:	1 : 100
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Stupeň:	zmluva stavby
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Číslo výkresu:	F3



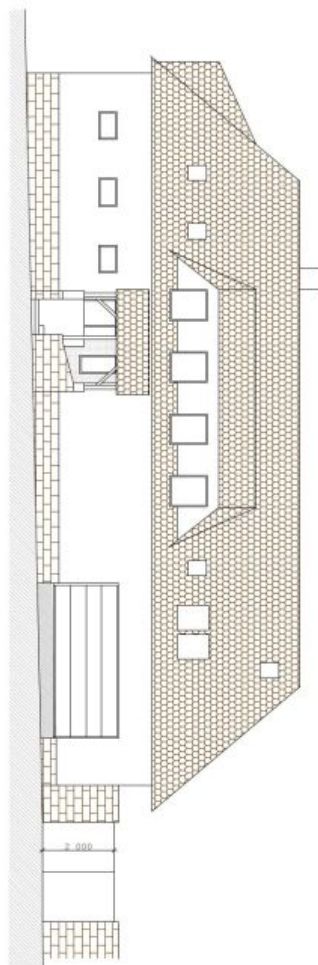
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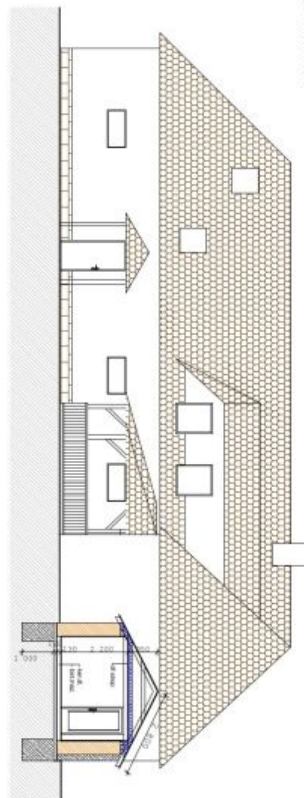
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ZAPADNI POHLED



ULICNI POHLED



DVORNI POHLED

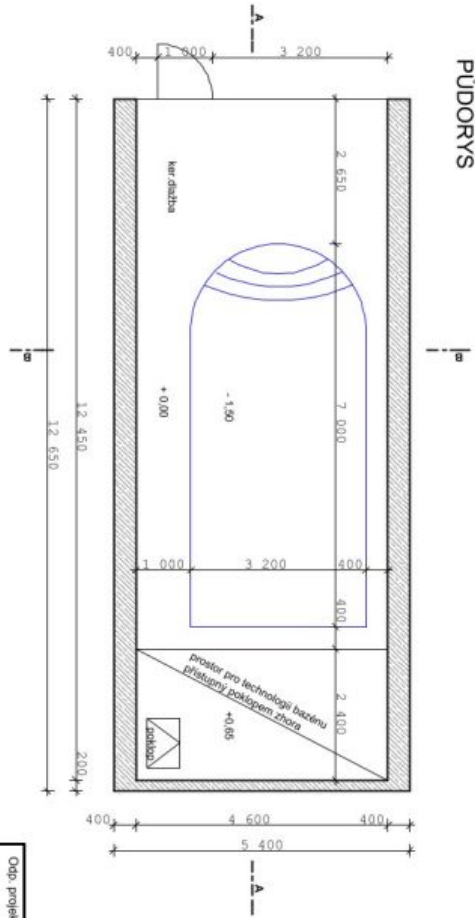
Objekt projevateľ:	Významovaci:	PROJEKČNÍ KANCELÁŘ
Ing. Arno Brundčková	Ing. Arno Brundčková	by Brno, Vyškovská 28, tel. 602 54 27 27, e-mail: arno@svoboda-williams.com
Místo stavby:	Vážany, parcela číslo 16, 181, 191, 193 a 292	
Inventar:	Ján Gáborčík, Sekaninova 893/2, Brno, PSČ 614 00	Datum: XI / 2009
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Měřítko: 1:125
Seznam dílů:	Pohledy	Stupň: zmluva smlouva
		Číslo výkresu: 14



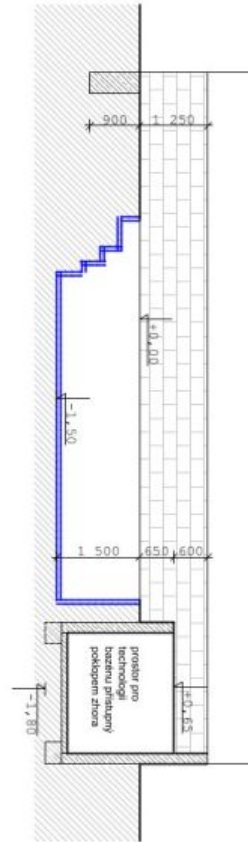
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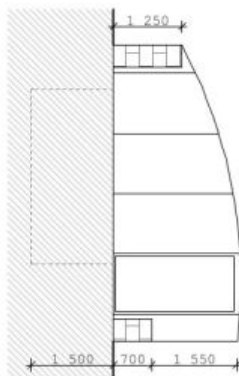
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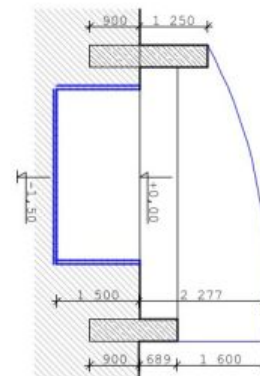
PUDORYS



REZ A - A



ČELNÍ POHLED



REZ B - B

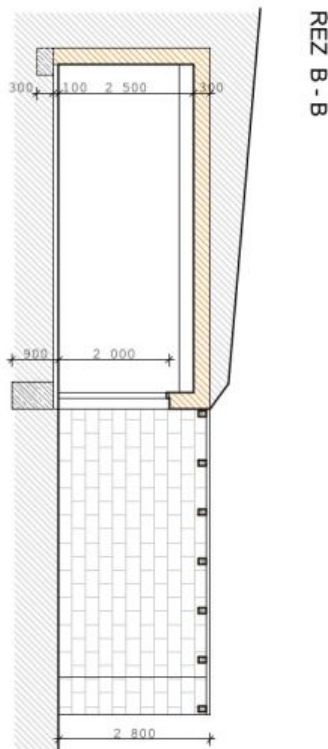
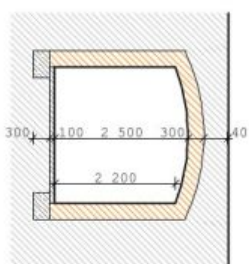
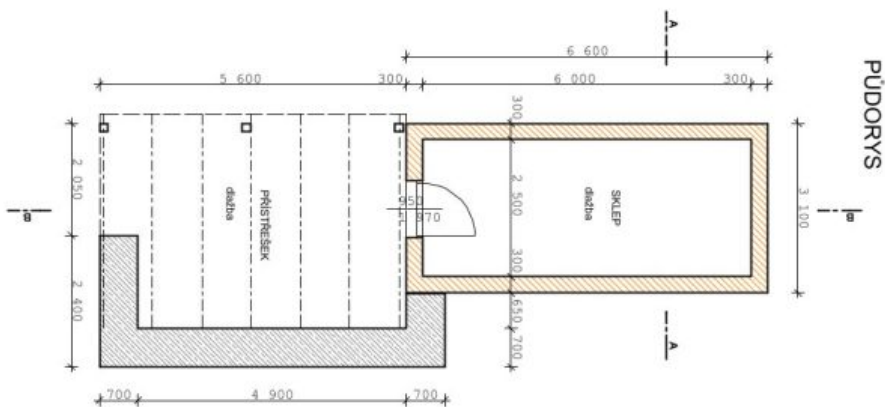
Obj. projektant:	Ing. Anna Brunclíková	Vypracoval:	Ing. Anna Brunclíková
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2		
Investor:	Ján Gottwald, Sekaninova 893/2, Brno, PSČ 614 00		
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA		
Stavební část:	Krycí bazén		
		PROJEKČNÍ KANCELÁŘ	Ing. Anna Brunclíková
			Rybník 26, tel. 603 84 27 07
			E-mail: anna.brunclikova@seznam.cz
		Datum:	XI / 2009
		Měřítko:	1 : 100
		Stupeň:	změna stavby
		Číslo výkresu:	F5



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POZNÁMKA:

Sklep je zděný z cihelnou klenbou.
Přístěbek před ním je ohrzděn z
betonových válců a zakryt pulverou
středou, podopřenou z přední strany
dřevěnými sloupky.

Odp. projektant:	Ing. Anna Brunclíková	Vypracoval:	Ing. Anna Brunclíková
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2		
Investor:	Ján Gotwald, Sekaninova 893/2, Brno, PSČ 614 00		
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA		
Stavební část:	Sklep		
		PROJEKČNÍ KANCELÁŘ	
		Ing. Anna Brunclíková Bývalá 25, tel. 602 84 27 87 e-mail: aneta@svoboda-williams.cz	
		Datum:	XI / 2009
		Mřítko:	1 : 100
		Stupeň:	změna stavby
		Číslo výkresu:	F6