



## House Two-bedroom (3+kk)

Rented

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





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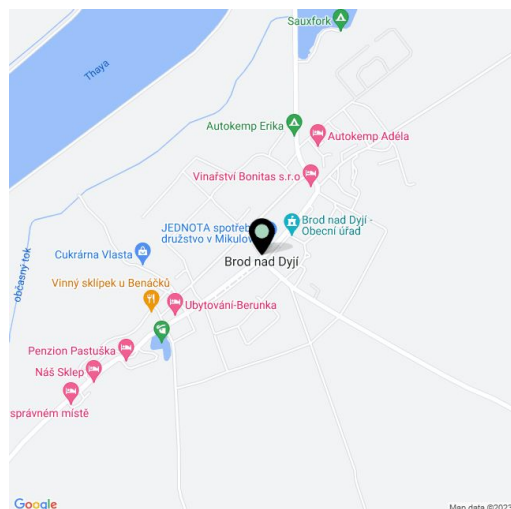
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Total area	137 m <sup>2</sup>
Plot	419 m <sup>2</sup>
Foot print	115 m <sup>2</sup>
Garden	304 m <sup>2</sup>
Floor area	84 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Deposit for utilities: CZK 5,000/month.
PENB	B
Reference number	102954
Available from	Immediately

This is a fully furnished 2-bedroom 2-bathroom 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 Pálavská Brána project, 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 offers a living room with a fully fitted open plan kitchen and a dining area, a master bedroom with an en-suite bathroom, a second bedroom, a family bathroom, a separate toilet, and an entrance hall. There is also a **roof terrace**.

Vinyl floors, large format ceramic tiles, underfloor heating, plastic triple glazed windows with sound insulation, security entry door, good quality sanitary ware. There is a wooden shed and paved **parking space**.





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**PÁLAVSKÁ  
BRÁNA**

**Varianta B | 1. NP**







0 1m 2m 5m

1	Předstíh	6,14 m <sup>2</sup>
2	Koupelna a WC	5,96 m <sup>2</sup>
3	Obývací pokoj s kuchyní	36,93 m <sup>2</sup>
4	Ložnice	14,55 m <sup>2</sup>
5	Šatna	2,26 m <sup>2</sup>
6	Ložnice	14,85 m <sup>2</sup>
7	Koupelna a WC	3,43 m <sup>2</sup>
Plocha celkem		84,12 m <sup>2</sup>
Kůlna		3,64 m <sup>2</sup>

**palavskabrana.cz**

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

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Schéma půdorysu domu představuje dispoziční řešení domu. Kuchyňská linka a nábytek nejsou součástí dodávky domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro konstrukce, poruchové úpravy a rozsah vybavení je předmětem přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.