



## House Four-bedroom (5+kk)

Sold

250 m<sup>2</sup>, Brno-město, Brněnské Ivanovice, Petláková





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Plot	1 271 m <sup>2</sup>
Foot print	505 m <sup>2</sup>
Garden	766 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	103669

**This barrier-free, air-conditioned house suitable for family living or as a business is surrounded by a landscaped garden with a swimming pool and a garage. Located on the outskirts of Brno, in Brněnské Ivanovice, at the end of a cul-de-sac, guaranteeing perfect privacy.**

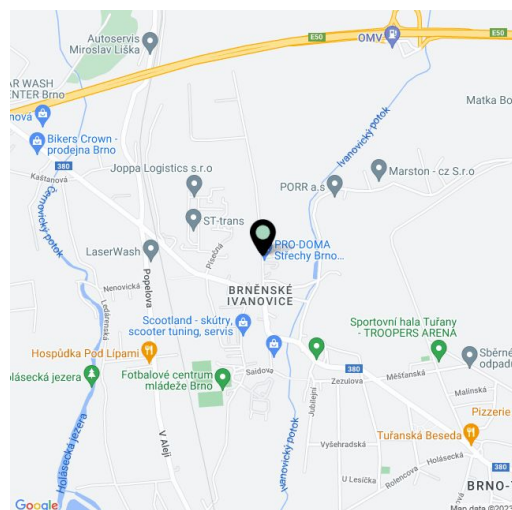
Its single-level layout consists of a living room with a kitchen and access to a **west-facing garden terrace**, 3 bedrooms, a study, a bathroom, a separate toilet, a **walk-in wardrobe**, a closet, a laundry room with a toilet, and an entrance hall with access to the **garage**.

The brick building was completed in 2015. Windows are **Schüco aluminum** with triple glazing and have **exterior blinds** that can be controlled centrally or separately from each room. Interior panel doors are from the **Pivato Italian brand** with quality fittings and **designer handles**, and the security entrance door is equipped with a **panic lock**. The kitchen with a central island is fully equipped with **Mora appliances**. The **Bose sound system** is connected to the TV in the interior and exterior. Floor heating in the entire house is provided by a heat pump (water/air) with a hot water tank and a backup electric boiler; all rooms are **air-conditioned**. The large garage provides **comfortable parking** for 2 cars, and 2 additional spaces are on the plot. The house and garden are guarded by a security system with sensors and cameras. The pool (8 x 3 x 1.5 m) with **salt water** is **self-maintaining** and heated by a separate heat pump, the terrace has a **tropical wood surface** and is shaded by a remote-controlled awning. The well-maintained garden with a lawn and trees is maintained by **automatic irrigation**.

The house stands at the end of a cul-de-sac close to **the picturesque center of the district**, which is a **village conservation area**. The neighborhood has a kindergarten and elementary school, a supermarket, a shopping center, a **sports hall with tennis courts** and a **football center**. The district is crossed by a **bike path**, along which it is possible to reach, for example, the **Bobrava nature park**. There is a bus stop near the house, and you can quickly connect to the D1 and D2 highways by car. An international airport is also within easy reach.

Usable area 250 m<sup>2</sup>, built-up area 505 m<sup>2</sup>, garden 766 m<sup>2</sup>, plot 1,271 m<sup>2</sup>.

The building is approved as an administrative building (company seat with a housing unit).







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Sold

Petláková 23

Dům 5+kk

- 1 Hala
- 2 Garaž
- 3 Šatna
- 4 Toaleta
- 5 Koupelna
- 6 Ložnice
- 7 Šatna
- 8 Pokoj
- 9 Pokoj
- 10 Pokoj
- 11 Obývací pokoj
- 12 Sklad
- 13 Chodba
- 14 WS + Sprcha
- 15 Technická místnost

