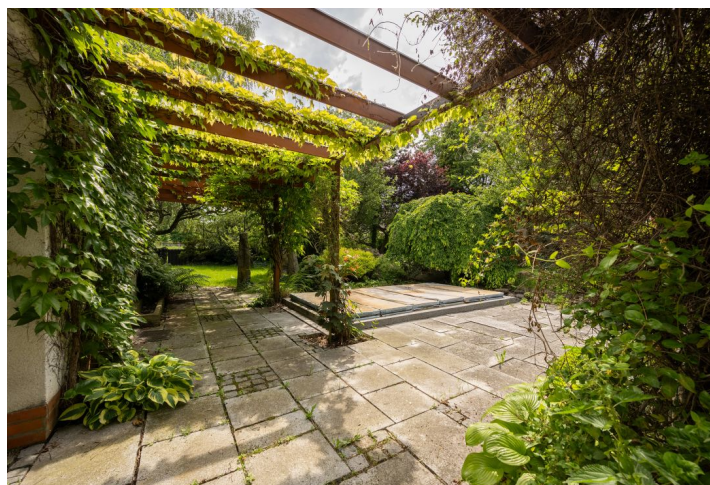




## House Fifteen-bedroom (16+1)

€ 985 222 | CZK 25 000 000

781 m<sup>2</sup>, Třebíč, Moravské Budějovice, Pražská







## House Fifteen-bedroom (16+1)

€ 985 222 | CZK 25 000 000

781 m², Třebíč, Moravské Budějovice, Pražská

Usable area	781 m²
Plot	3 227 m²
Foot print	224 m²
Floor area	544 m²
Terrace	88 m²
Winter garden	24 m²
Parking	Yes
Garage	18 m²
Cellar	107 m²
PENB	G
Reference number	104362

Behind a wall of bushy trees and a thick hedge, in the middle of a vast garden, an exceptionally well-preserved functionalist villa from the 1930s is set combining the possibility of multi-generational living with business. The property is conveniently located in the center of Moravské Budějovice, close to the park, sports grounds and the bus and train station.

From the beginning, the first (usable area 153,35 m²) floor was reserved for the needs of a **medical office** with a waiting room and all the necessary facilities, on the 1st and 2nd floors there are **2 spacious apartments** (145.38 m² and 138.34 m²). The house has a **basement**. The windows, balconies and conservatory offer **beautiful views of the greenery**.

The villa was built by the prominent doctor Josef Salač, and was completed in **1938** according to the design of the respected architects of the time, the brothers **J. and K. Fišer**, who participated in many important constructions, including the villas on **Prague's Baba**. In 2018, the building underwent a **thorough renovation**, during which original architectural and craft elements were preserved, for example doors with original handles, staircases, built-in furniture or **tiled stoves**. The garden is decorated with mature trees and water features, there is also a **swimming pool, hot tub or fireplace**. It is also advantageous to divide the land belonging to the villa into a total of three parts, two of which can be built on. Parking garage and on the private property next to the villa for another 2 cars.

The picturesque town of Moravské Budějovice, located in the **beautiful landscape of South Moravia**, offers everything you need for a happy life. There is a kindergarten and elementary school, a post office, a library, outdoor and indoor sports facilities - **tennis courts, a football field, a winter stadium, a swimming pool**, a fitness center or a bowling alley, and of course there are shops including a supermarket, a polyclinic, a pharmacy and several restaurants. The dominant feature of the city is a **baroque castle** surrounded by a **park**. Moravské Budějovice has convenient bus and train connections with the surrounding towns, and by car it is possible to easily connect to the first-class E59 road and take it to, for example, Jihlava or Znojmo.

Usable area 544 m², house built-up area 224 m², built up area 73 m², garden house 144 m², garden 2,930 m², plot 3,227 m².

