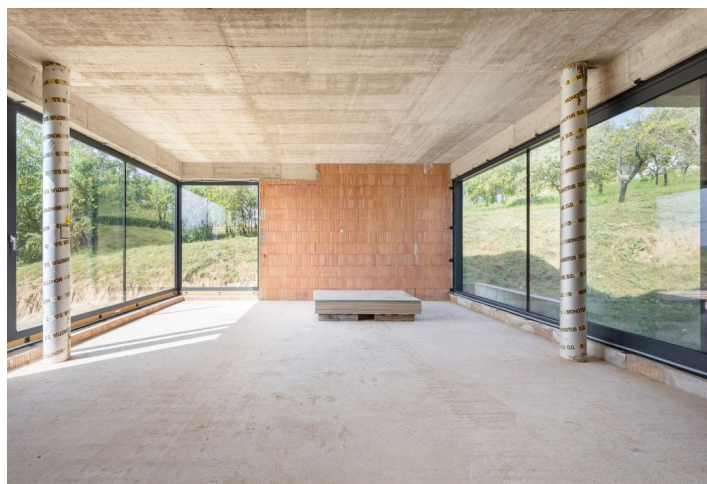




## House Four-bedroom (5+kk)

€ 994 806 | CZK 24 900 000

340 m<sup>2</sup>, Brno-venkov, Viničné Šumice





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Plot	4 033 m <sup>2</sup>
Foot print	198 m <sup>2</sup>
Garden	1 727 m <sup>2</sup>
Parking	Double garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105723

This unique new-build family house in the rough construction phase, which after completion will be characterized by the unmistakable signature of a renowned architectural studio which adheres to Functionalism and its work is inspired by iconic buildings such as Villa Tugendhat and Villa Savoy. The timeless house with clean lines will be naturally connected to the surrounding nature of a wine-growing village, which is located on the edge of the Moravian Karst, approximately 18 km from Brno.

On the ground floor is a living room with a preparation for a kitchen, a pantry, a study, a separate toilet, a foyer with access to a closet, and a stairwell. From the upstairs gallery is a door to the master bedroom with its own bathroom and walk-in wardrobe, as well as 3 other rooms and a central bathroom. In the basement is a laundry room, a utility room, a storage room, and a **garage for 2 cars**.

The house has reinforced concrete foundations and retaining walls and is built of ceramic masonry. The windows and entrance doors are made of high-quality aluminum from the **Heroal German brand**, and wooden floors are designed in the living rooms. Large windows and a **partially covered terrace** ensure a natural connection between the interior and the exterior. The house will be handed over in a **shell & core** condition. The offer also includes a **building plot** with an area of **2,100 m<sup>2</sup>**, which can be detached.

The picturesque village is located in one of the northernmost Moravian **wine-growing areas**, surrounded by the **beautiful landscape of the Moravian Karst** and the Drahan Highlands.

In the village is a kindergarten and elementary school, a grocery store, a restaurant, and a post office. An excellent connection to Brno is provided by **suburban bus**, and the drive to the city center takes about 30 minutes. By car, you can connect to the **D1 highway** in no time.

Usable area 340 m<sup>2</sup>, built-up area 198 m<sup>2</sup>, garden 1,727 m<sup>2</sup>, total plot 4,033 m<sup>2</sup>.

