



## House Four-bedroom (5+kk)

€ 715 142 | CZK 17 900 000

259 m<sup>2</sup>, Znojmo, Mašovice





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Usable area	259 m <sup>2</sup>
Plot	944 m <sup>2</sup>
Foot print	247 m <sup>2</sup>
Garden	697 m <sup>2</sup>
Floor area	171 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Parking	Garage
Garage	28 m <sup>2</sup>
Cellar	-
PENB	C
Reference number	105807

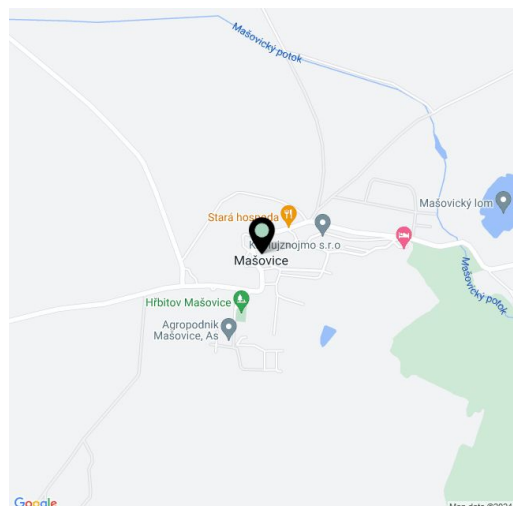
**This attractive 4 bedroom, 2 bathroom detached family home offering an idyllic location in total privacy, with its own pool and beautiful mature garden, is located a short distance to a forest and a wonderful quarry with a sky-blue waters. It's also close to Znojmo, a cultural center with deep traditions and a wine-making history, and not far from the beautiful Podyjí National Park.**

The ground-floor **wheelchair-accessible** house is dominated by a sunny living room with a fireplace, a dining area, and a kitchen. From this room, you enter through **French doors** onto a large 60 m<sup>2</sup> south-facing terrace, which seamlessly follows the shape of the house and thus makes it accessible from all living rooms. These include a master bedroom with an **en-suite bathroom** and walk-in wardrobe, 3 additional bedrooms, a bathroom, a separate toilet, a hallway, and an entrance hall with large **storage areas**. The utility facilities consist of a closet with access to the herb garden and a **garage** for 1 car. From the garage, you can go up the steps to the attic with 3 skylights and a complete preparation for further use.

Harmoniously matched materials and natural colors in combination with pure white create a cozy interior. The style is complemented by interior doors from the **Terano** Italian brand, floating laminate floors, and a fully equipped, lacquered kitchen with **Siemens** appliances. The double ceiling in the living room allows elegant curtains to be attached, and the south-facing windows also have remote-controlled **exterior blinds**. A well-placed **light pipe** brings daylight into the hallway, and **large-format windows** into the living rooms (double-glazed in the living room, triple-glazed in the other rooms). The house has a security door. Cooling and heating is handled by a floor system connected to a **heat pump**, **photovoltaic panels** for electricity production, and **solar panels** contributing to hot water are located on the roof of the house. The exterior is dominated by a sunken **terrace pool** (made of exotic **Bangkirai wood**) and views of an ornamental, meticulously maintained garden with **automatic irrigation** connected to a retention tank and its own water well.

The small Moravian village of **Mašovice** offers a peaceful atmosphere near beautiful nature. The nearby Mašovický Quarry is an ideal place for swimming, walking, or biking, and it is also surrounded by numerous bike routes. The historic town of Znojmo, which is only a few minutes' drive away, offers complete civic amenities and many sports and cultural activities.

Usable area 258.8 m<sup>2</sup>, built-up area 247 m<sup>2</sup>, garden 697 m<sup>2</sup>, plot 944 m<sup>2</sup>.





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