House Thirteen-bedroom (14+kk)

€ 1 031 051 I CZK 25 900 000

395 m², Uherské Hradiště, Buchlovice, Ku Hradu















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Plot	1840 m²
Foot print	161 m²
Garden	1600 m²
Parking	Garage for 4 cars + 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105843



This set of two family houses (a log and a brick building), with two separate housing units (180 m² and 68 m²), a sauna, a photovoltaic power plant, a wine cellar, and a large outdoor swimming pool stand in a large landscaped garden providing perfect privacy. The beautiful place is located in the Buchlov Mountains with deep forests.

The layout of the log house consists of a living room with a **tiled stove** and a kitchen on the ground floor, an entrance hall, and a separate toilet. A wooden staircase leads to the attic where there is a bedroom and a bathroom with a bathtub. The larger house consists of a living room with a **fireplace**, a kitchen, and access to the **terrace**, a study, an entrance hall, and a separate toilet. Upstairs are 3 bedrooms, a bathroom (with a bathtub, a shower, and a double sink), and a **loggia**.

The newer, insulated brick house was built in 1990, and was completely reconstructed in 2015. There is a panoramic window in the living room and kitchen, wooden Euro-windows by Ditern with triple and double glazing, the floors are wooden, bamboo, with electrically heated tiles and carpets. The kitchen is fully equipped with Bosch appliances and a granite worktop, the fireplace has passageways to the other rooms, and the upper bedrooms are air-conditioned. The terrace by the living room can be shaded by two remote-controlled awnings. In the basement is a wine cellar (cooled to a constant temperature of 12 degrees), a plum brandy cellar, a workshop, a utility room, a common room, a toilet with a sinkm and a garage for 4 cars. There are 3 more parking spaces outside. On the roof of the house is a photovoltaic power plant (from 2020) with an output of 12.6 kW, in the utility room is a battery (9.8 kW), and the electricity produced in the summer completely covers the costs of cooling. Heating is by a Viessmann heat pump.

The log house is built from larch wood by a company specialized in wooden houses. The floors are wooden, as are the windows, and wood is also used in the interior elements. The house has a fireplace stove with hot air distribution. In the basement is a Finnish sauna with a shower, in the second part is a tea kitchen, a pantry, and a wine cellar. A wooden deck decorated with flower boxes with automatic irrigation runs along both houses. There is also an automatically irrigated illuminated garden with a water well (46 m) with drinking water and a swimming pool with a counter current system and a sliding cover, and the original stone cellar is used for storing vegetables.

The nice area is located on a cul-de-sac right next to a **forest**, surrounded by a **bike path** and several **hiking trails**, including nature ones. In Buchlovice, there is a kindergarten and elementary school as well as a secondary school, a sports hall, shops, restaurants, a cafe, a post office, and a





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pharmacy. The town is connected to the surrounding towns, including Brno, by buses. The dominant feature of Buchlovice is an **architectural gem** – **a castle** surrounded by **a vast park**. On a hill above Buchlovice stands **Buchlov Castle**, one of the oldest castles in Moravia.

Usable area of the houses 395 m^2 (a brick house 270 m^2 , a log house 125 m^2), garage 78 m^2 , built-up area of the houses (a brick house 120 m^2 , a log house 41 m^2), garden $1,600 \text{ m}^2$, land $1,840 \text{ m}^2$.

