



House Thirteen-bedroom (14+kk)

€ 1 034 758 | CZK 25 900 000

395 m², Uherské Hradiště, Buchlovice, Ku Hradu





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Plot	1840 m ²
Foot print	161 m ²
Garden	1600 m ²
Parking	Garage for 4 cars + 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105843

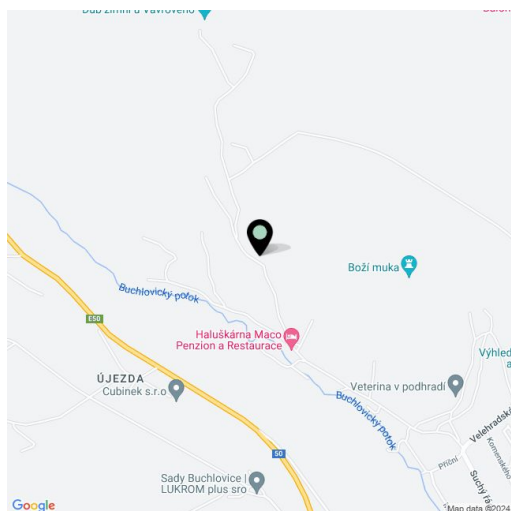
A set of two family houses - log and brick building, with two separate housing units (180 m² and 68 m²), a sauna, a photovoltaic power plant, a wine cellar and a large outdoor swimming pool stand in a large landscaped garden providing perfect privacy. The beautiful place is located in the Buchlov mountains 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 underwent a **complete thorough reconstruction** in 2015. There is a **panoramic window** in the living room and kitchen, the **wooden Euro-windows** are Diterm 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 rooms, the upper bedrooms are **air-conditioned**. The terrace by the living room can be shaded with **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 sink 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 technical room there is a **battery (9.8 kW)**, the electricity produced in the summer completely covers the costs of cooling. Heating is handled by a Viessmann heat pump.

The log house is built from **larch** by a company specialized in wooden houses. The floors are **wooden**, as are the windows, wood is also used for 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** and a sliding cover, the original **stone cellar** is used for storing vegetables.

The nice place is located in a cul-de-sac right next to the **forest**, surrounded by a **cycle path** and several **hiking trails**, including educational 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 with 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 m² (a brick house 270 m², a log house 125 m²), garage 78 m², built-up area of the houses (a brick house 120 m², a log house 41 m²), garden 1,600 m², land 1,840 m².

