



House Thirteen-bedroom (14+kk)

€ 1 031 051 | CZK 25 900 000

395 m², Uherské Hradiště, Buchlovice, Ku Hradu





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Plot	1 840 m ²
Foot print	161 m ²
Garden	1 600 m ²
Parking	Garage for 4 cars + 3 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105843

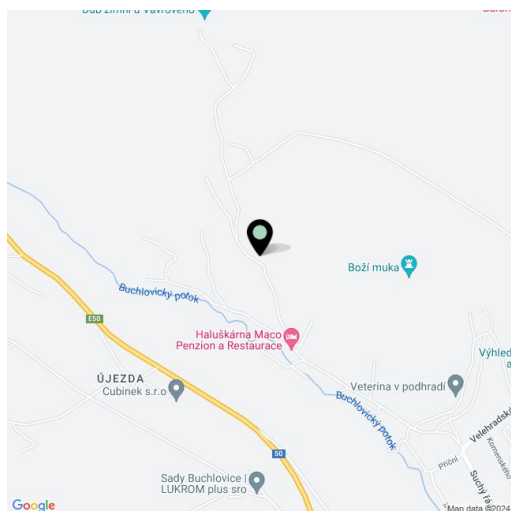
This set of two family houses (a log and a brick building), with two separate housing units (180 m² and 68 m²), a sauna, a photovoltaic power plant, a wine cellar, and a large outdoor swimming pool stand in a large landscaped garden providing perfect privacy. The beautiful place is located in the Buchlov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

