



## House Twelve-bedroom (13+1)

Sold

210 m<sup>2</sup>, Brno-město, Brno - sever, Studená





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Plot	433 m <sup>2</sup>
Foot print	89 m <sup>2</sup>
Garden	344 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	22414

**Semi-detached Functionalist villa, built by architect Ludwig Hilgert, with an additional storey and located on the edge of a park on a quiet street with a line of trees, in the original residential area of Lesná. The house, from 1937, offers 4 separate apartments, airy illuminated interiors, and a landscaped garden with greenery and a summer sitting area.**

On the ground floor are two **2-bedroom** apartments with separate kitchens (living room, kitchen with dining room, 2 bedrooms, bathroom and separate toilet) and one **studio** apartment. The apartments have separate entrances, however, they are connected to each other. The outdoor staircase takes us to the 1st floor apartment, featuring a living room with kitchen and pantry, **three bedrooms** and a bathroom. On the 2nd floor there is the **last one-bedroom apartment** with eat-in kitchen and a layout consisting of a living room, separate kitchen, bedroom, bathroom and toilet. The basement is used for technical facilities, storage space and garage.

**High ceilings**, large wooden windows with double-glazed, individual gas boiler, gas meter and a electro meter for each unit. The house has a **carefully maintained garden with a swimming pool and garden house featuring a fireplace, on all sides protected by a high hedge.**

Attractive residential location with excellent access to the center - bus stop located just a 5-minute walk from the house, tram and trolley bus 10 minutes away. Swimming pool, health center, nursery and primary school, music school, playground, climbing center, supermarkets and other amenities - all in the vicinity. A great starting point for cycling and hiking trips into the woods north of Brno as well.

Interior 210 m<sup>2</sup>, built-up area 89 m<sup>2</sup>, garden 344 m<sup>2</sup>, plot 433 m<sup>2</sup>.

