



## House Six-bedroom (7+1)

Sold

290 m<sup>2</sup>, Brno-město, Brno - Žabovřesky, Jana Nečase





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|                  |                    |
|------------------|--------------------|
| Plot             | 307 m <sup>2</sup> |
| Foot print       | 124 m <sup>2</sup> |
| Garden           | 183 m <sup>2</sup> |
| Parking          | Garage             |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 23299              |

**Multi-generation family house incl. three separate units, garage and a tiled patio, situated in the immediate neighborhood of the "Wilsonův les" forest park, in a quiet residential area in Brno - Žabovřesky. Highly sought after location with lots of greenery, very good air quality, full amenities and quick transportation connections to the city center as well as the D1 highway. Just a three-minute walk from a tram stop and a few hundred meters from a tennis court and bike path alongside the Svatka River.**

The upper ground floor and first floor feature two identical one-bedroom flats (kitchen, living room, one bedroom, bathroom, storage room, entrance hall). The second floor offers a one-bedroom flat with no kitchen and an atelier. The basement floor includes a laundry room, garage and storage space.

**Original solid wood parquet floors, original well insulated wooden windows with inner blinds, original wooden doors. There is a tiled patio adjacent to the building incl. a vine-covered wooden pergola, and a garden with mature trees and bushes. Can be used for commercial purposes, as an office or a company seat (possibility to change building usage).**

Interior 290 m<sup>2</sup>, foot print 124 m<sup>2</sup>, garden 183 m<sup>2</sup>, plot 307 m<sup>2</sup>.

