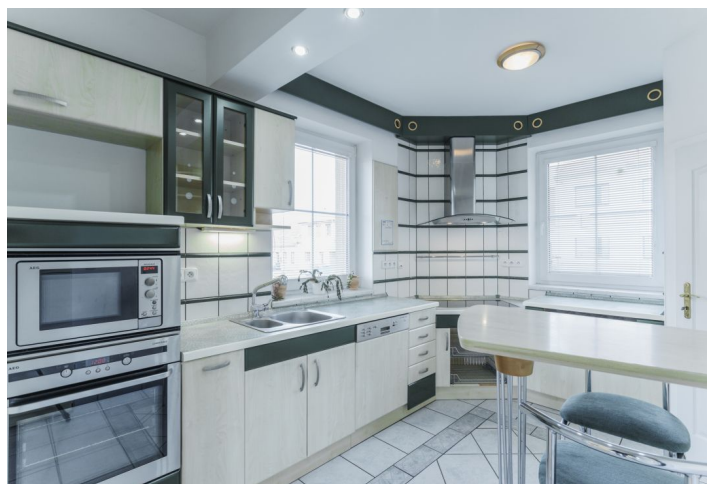




## House Six-bedroom (7+kk)

Rented

459 m<sup>2</sup>, Brno-město, Brno - venkov, Kobylnice





## House Six-bedroom (7+kk)

**Rented**459 m<sup>2</sup>, Brno-město, Brno - venkov, Kobylnice

Total area	459 m <sup>2</sup>
Plot	1 363 m <sup>2</sup>
Garden	1 170 m <sup>2</sup>
Floor area	416 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	Double garage.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	24554
Available from	Immediately

**Spacious, air-conditioned 6-bedroom 2-bathroom free standing house boasting an outdoor pool, patio, garden and double garage, situated in a quiet secure residential area in Kobylnice. Well located with great accessibility, under 10 km from the edge of Brno, Brno-Tuřany International Airport and major industrial zones incl. Černovické terasy, CTPark Brno, CTPark Brno South and Areal Slatina.**

The ground floor features a spacious living room with a fireplace and access to the terrace and garden, a fully fitted open kitchen with pantry, one bedroom, walk-in closet, bathroom (bathtub, walk-in shower, toilet), study with terrace access, guest toilet with utility area, and entry hall. The upper floor offers a large bedroom with a balcony, three more bedrooms, bathroom (walk-in shower, bathtub, toilet), walk-in closet, and gallery. The basement floor includes a spacious fitness room with a massage shower, toilet, boiler room, storage room, cold room, double garage and garden access.

Large plastic windows, Velux skylights, French doors, floating floors, wooden staircase, tiles, built-in wardrobes, blinds, AEG appliances, central vacuum, security system, alarm, solar heating (for water), gas boiler. Can be furnished for higher rent. Double garage with automatic door. Outdoor pool, patio with barbecue, automatic irrigation, private well, garden house with more parking. Utilities around CZK 10 000 per month.

