



## House Five-bedroom (6+1)

251 m<sup>2</sup>, Brno, Brno - jih, Vzdálená

**Sold**





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251 m², Brno, Brno - jih, Vzdálená

|                  |                  |
|------------------|------------------|
| Usable area      | 251 m²           |
| Plot             | 1 450 m²         |
| Foot print       | 170 m²           |
| Garden           | 1 223 m²         |
| Floor area       | 220 m²           |
| Terrace          | 31 m²            |
| Parking          | Garrage - 2 cars |
| Garage           | Yes              |
| Cellar           | -                |
| PENB             | B                |
| Reference number | 29219            |

This spacious, bright, and airy family house from 2011, with a beautiful garden and a heated swimming pool, is located in a green area, close to a large shopping center and a tram stop providing a quick connection to the center. Great location also for trips by car out of town.

The ground floor consists of a spacious and bright kitchen with a dining area, a **living room with a fireplace and access to the garden**, a pantry, a laundry room with storage space, a study, a bathroom (shower, toilet, bidet, French window), an entrance hall, and a staircase. Upstairs, there are 2 bedrooms with a patio facing the garden, 2 bedrooms facing the street (1 now used as a gym), a separate toilet, and a bathroom (bathtub, shower, sink).

The purchase price includes all of the pictured furniture (excl. a few pillows, etc. used for the photo shoot). The interior includes **large-format plastic windows** (aluminum appearance) with **triple-glazed panes**, shielded by curtains and interior blinds. **American walnut floors**, large tiles in the bathrooms, exotic wood on the terraces. There is **underfloor heating** throughout the house and an **air-water heat pump**. **Miele** kitchen appliances. Designer adjustable lighting, built-in cabinets, outdoor **security camera**, alarm and sensors. The outdoor pool is heated and has a sliding cover. The garden is irrigated. **Photovoltaic panels** guarantee a yield from the sale of electricity of about 150 thousand per year until 2032. There is a **two-car garage** connected to the house via a covered walkway. Furthermore, there is another garage in front of the house and a paved driveway.

The house is situated in a residential area with gardens and tall trees and on a street with minimal traffic. A kindergarten and elementary school are a 3-minute drive away, and **OC Futurum** with shops, ATMs, a supermarket, or a pharmacy is nearby. Within walking distance, there is also a tram stop with a direct connection to the center (18 minutes). Thanks to its location near the R52 highway and D1 and D2 motorways, it is suitable for traveling to Vienna, Prague, and Bratislava.

Interior 220 m², built-up area 170 m², garden 1,223 m², plot 1,450 m².

