



## House Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Blansko, Lipůvka





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Total area	132 m <sup>2</sup>
Plot	537 m <sup>2</sup>
Foot print	150 m <sup>2</sup>
Garden	385 m <sup>2</sup>
Floor area	112 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	2 parkovací stání u domu
Cellar	-
PENB	B
Reference number	29912

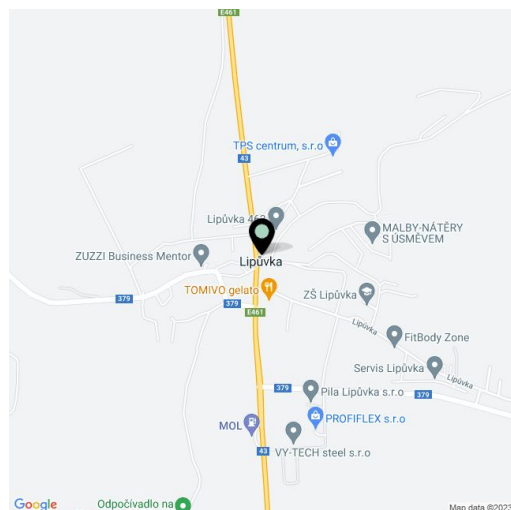
This newly built low energy bungalow with a south-facing terrace is located in a small village in the beautiful countryside near the Moravian Karst. The center of Brno is half an hour away by car. Currently the construction is finishing with possibility to move in September 2019.

The layout will consist of a living room with a kitchen and garden terrace, a north-facing master bedroom, two bedrooms with south-facing windows, a bathroom, separate toilet, entrance hall, pantry, storage room, and utility room.

The house is made of **Izolox particle board with perfect thermal and sound insulation**. Features will include plastic windows with triple glazing, **external shutters** on the south facade, plastic security entrance doors, interior doors, **heated floors** (vinyl in the living rooms, large format tiles in the bathroom) and a **fireplace stove**. An electric boiler provides hot water. A rainwater tank uses greywater for flushing toilets, which will help conserve drinking water. There are **two parking spaces** outside. The garden has a fence.

The calm location near the Moravian Karst offers fresh air, proximity to nature as well as to the city and basic services: there are grocery stores, a kindergarten and elementary school, post office, general practitioner and pediatrician, a pharmacy. Other services are located in **Blansko** (10-minute drive), Brno is about 15 minutes away by car. In the village, **surrounded by dense forests** with hiking and bike paths, there is a **sports park** with football, tennis, and beach volleyball courts, a café with a pizzeria, a cake shop, a popular tourist restaurant, and a **wellness studio** with a whirlpool, sauna, steam, and massage services.

Interior 112 m<sup>2</sup>, terrace 20 m<sup>2</sup>, built-up area 152 m<sup>2</sup>, garden 385 m<sup>2</sup>, land 537 m<sup>2</sup>.

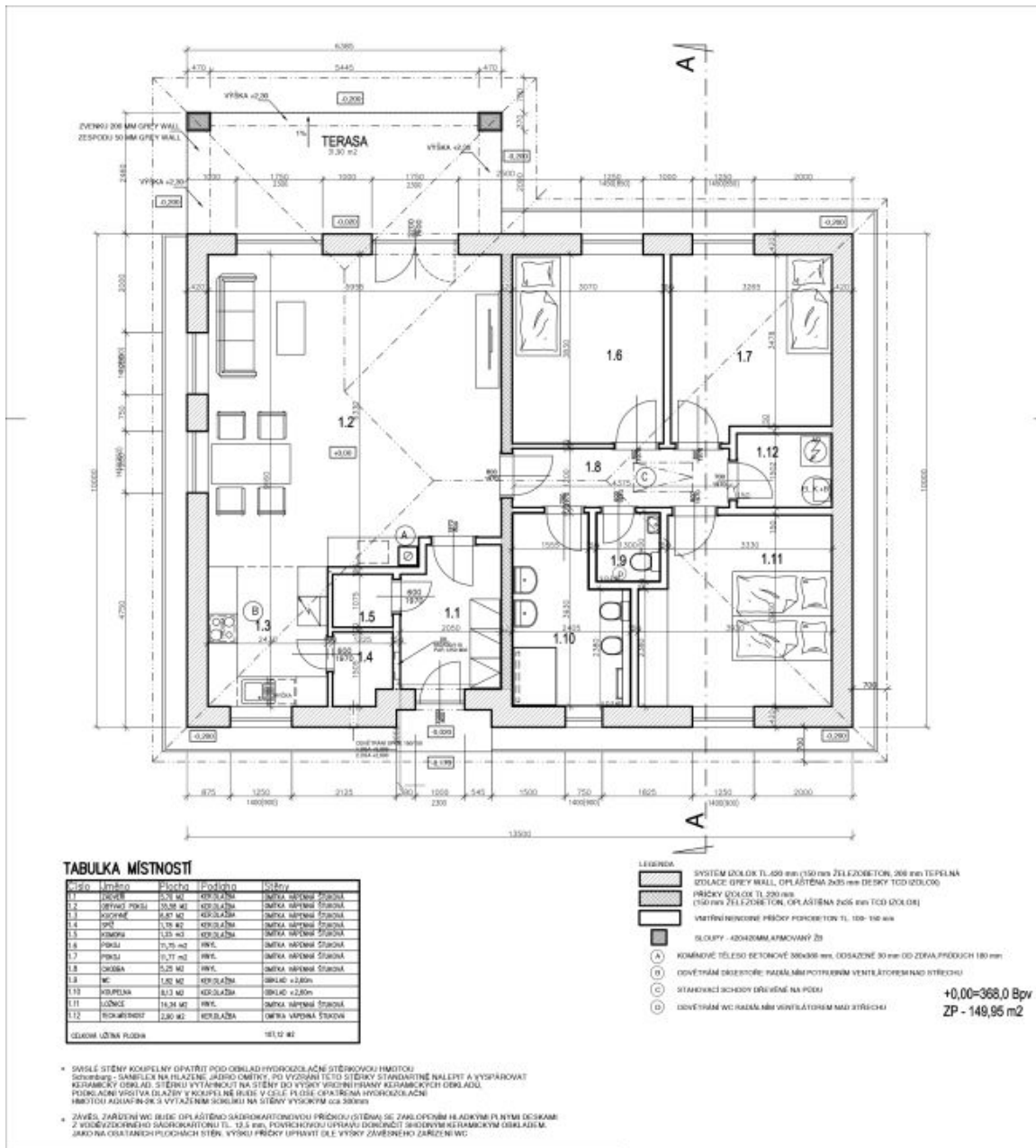




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