



## House Five-bedroom (6+kk)

Ask for price

320 m<sup>2</sup>, Brno-město, Brno - Ivanovice





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Plot	457 m <sup>2</sup>
Foot print	124 m <sup>2</sup>
Garden	333 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	30603

This spacious family house with a garden and beautiful views sits on a dead-end street in a quiet residential area. The popular Ivanovice district of Brno has a developed infrastructure and easy access to the city center. The Baba nature park is in close proximity, which helps make this an ideal place to live.

On the ground floor, there is a spacious entrance hall, a pantry, a storeroom and a large room suitable, for example, as a gym or a game room. On the 1st floor at the garden level, there is a living space with a dining room and a kitchen. **A garden terrace** is on the west side and **the balcony** on the east. There is also a guest bedroom, a bright and airy bathroom, a guest toilet, and a utility room. The attic consists of a private zone with 4 bedrooms, a bathroom, and a toilet. Two bedrooms have a shared balcony with views of the surrounding forests.

The brick house was built about 12 years ago and was gradually modernized. Features include floating floors, a massive staircase, a fully fitted kitchen with built-in appliances, storage spaces in the corridor, **a massage shower box**, plastic windows with internal blinds, and security equipment. Heating is provided by a turbo boiler. Parking is in the **garage** with direct entry to the house as well as on the paved area in front of the house. There is **a preparation for a swimming pool** in the garden.

This residential area is a few minutes' drive to the north from the center of Brno. Transport connections are provided by buses (a stop is 300 meters from the house) or trains from the nearby train station (**22 minutes' ride to the main railway station**). The location has an abundance of greenery, a wide range of active relaxation possibilities, and rich urban amenities, including a kindergarten, a supermarket, several restaurants, or a squash hall. The Baba nature park with its thick mixed forests and meadows is interwoven with hiking trails.

Usable area 320 m<sup>2</sup>, built-up area 320 m<sup>2</sup>, garden 333 m<sup>2</sup>, built-up area 124 m<sup>2</sup>, plot 457 m<sup>2</sup>.