



## House Three-bedroom (4+kk)

Sold

194 m<sup>2</sup>, Brno-město, Brno - venkov, Česká





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Total area	194 m <sup>2</sup>
Plot	459 m <sup>2</sup>
Foot print	161 m <sup>2</sup>
Garden	298 m <sup>2</sup>
Floor area	161 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Parking in the garage
Garage	Yes
Cellar	-
PENB	B
Reference number	31625

**This elegant new family house with three bedrooms in a timeless functionalist style is located near Brno in a picturesque neighbourhood surrounded by forests and pristine nature.**

The ground floor consists of a long hall with access to three separate bedrooms. Each has direct access to the garden. The house is thus connected with the surrounding environment. On the ground floor, there is also a bathroom with a bathtub, toilet, and bidet, and a guest toilet. The foyer leads to the garage; the last room is designed as a utility room. On the first floor, there is a **main living area with plenty of daylight from the large French windows fitted with remote control shutters**. There is also another bathroom with a shower and a toilet. From the open plan living room with a kitchen, you can reach **two terraces boasting beautiful views**.

This is a new building with bright and airy interiors, finished and approved in 2017. The building has a **camera system** inside and outside, a security entrance door, and a preparation for an **alarm** system. The interior and exterior were made using high-quality materials. All rooms have **underfloor heating**. The living room features oak parquet floors, large-format tile flooring in the kitchen and bathrooms. The kitchen is equipped with high-quality **Siemens** appliances. Heating is provided by a Veismann **gas boiler**. There are **mature trees planted in the garden, and the plot adjoins a forest**.

The family house is situated **close to nature, yet only a short distance from the center of Brno**, which you can easily reach both by public transport or by car. Brno is a 15-minute drive on the D43 highway. The location offers a **wide range of sports activities**, such as bike trails through the Babí lom protected area to the Brno dam, and to the Babí lom viewpoint. There are several restaurants and pizzerias in the neighbouring village as well as basic urban amenities including shops, services, and an elementary school. Several **sightseeing spots** are also nearby.

Usable area 193 m<sup>2</sup>, built-up area 160 m<sup>2</sup>, garden 298 m<sup>2</sup>, land 459 m<sup>2</sup>, terraces 15 m<sup>2</sup> and 18 m<sup>2</sup>.

