



## House Four-bedroom (5+kk)

Sold

244 m<sup>2</sup>, Brno-město, Brno - Černá Pole, Martinkova





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Total area	244 m <sup>2</sup>
Plot	280 m <sup>2</sup>
Foot print	136 m <sup>2</sup>
Garden	144 m <sup>2</sup>
Floor area	234 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	31920

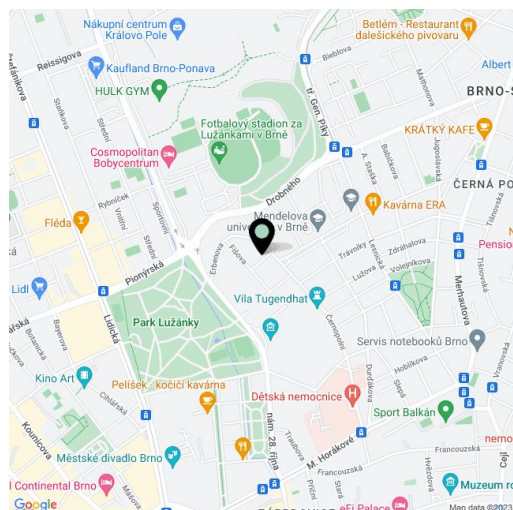
This terraced family house with a southeast-facing garden is situated in a quiet part of the prestigious Černá Pole neighborhood, just a few steps from Lužánky Park, Villa Tugendhat, the Botanical Garden, or a sports complex.

The current layout consists of 4 living rooms. According to the proposed modifications, the entry level would consist of a living room connected to a dining area and the adjoining kitchen with a door, a pantry, a foyer, a staircase hall, and a guest toilet. On the 1st floor, there can be 2 bedrooms with their own dressing rooms, a closet, a bathroom, and a separate toilet. In the attic, the design includes 2 bedrooms and a bathroom. The spacious basement can be used as a bicycle room, sports and garden equipment storage, a cloakroom, and a laundry and utility room.

The house is cleaned and ready to be completely reconstructed. The purchase price already includes an **architectural study** prepared by the **AEIOU studio** in Brno. The house is connected to the gas supply, so heating can be by a gas boiler (in combination with **fireplace stoves**). The garden has a charming **mature apricot tree**.

The house is on a one-way side street adjacent to the university campus. Within walking distance, there are cafes, restaurants, a pharmacy, kindergartens, and elementary schools. The **Lužánky Park**, **Schreber's Gardens**, and many sports facilities (tennis and badminton hall, squash court, hockey and ice rink, indoor swimming pool, volleyball courts, skatepark, etc.) are all nearby. A bus and tram stop are not far, and the ride to the city center takes 10 minutes.

Interior 234 m<sup>2</sup>, built-up area 136 m<sup>2</sup>, garden 144 m<sup>2</sup>, plot 280 m<sup>2</sup>.

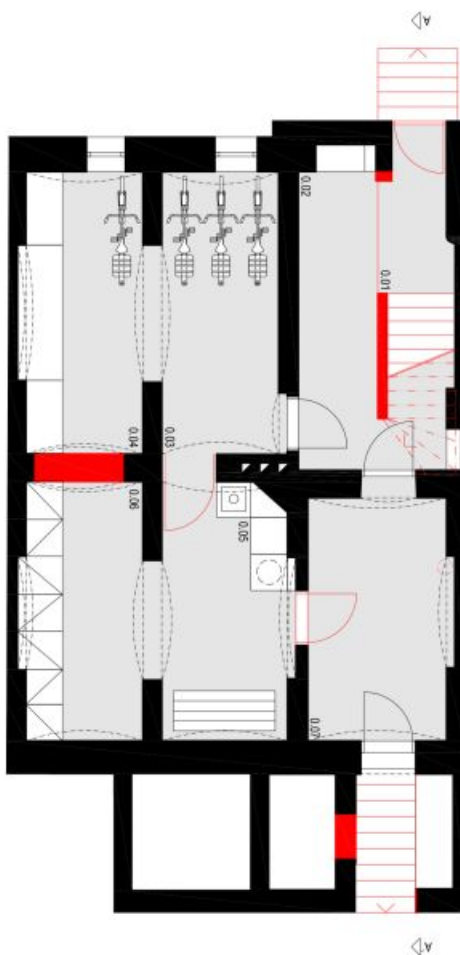




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## LEGENDA MÍSTNOSTI:

0.01	schodiště	4,6 m <sup>2</sup>
0.02	chodba	7,3 m <sup>2</sup>
0.03	kolárna	8,9 m <sup>2</sup>
0.04	sklad sportovního náčiní	9,1 m <sup>2</sup>
0.05	prádelna/technická místnost	8,9 m <sup>2</sup>
0.06	sklad sezónního oblečení	8,4 m <sup>2</sup>
0.07	sklad zahradního náčiní	9,3 m <sup>2</sup>

## KONSTRUKCE:

■	stávající
■	nové

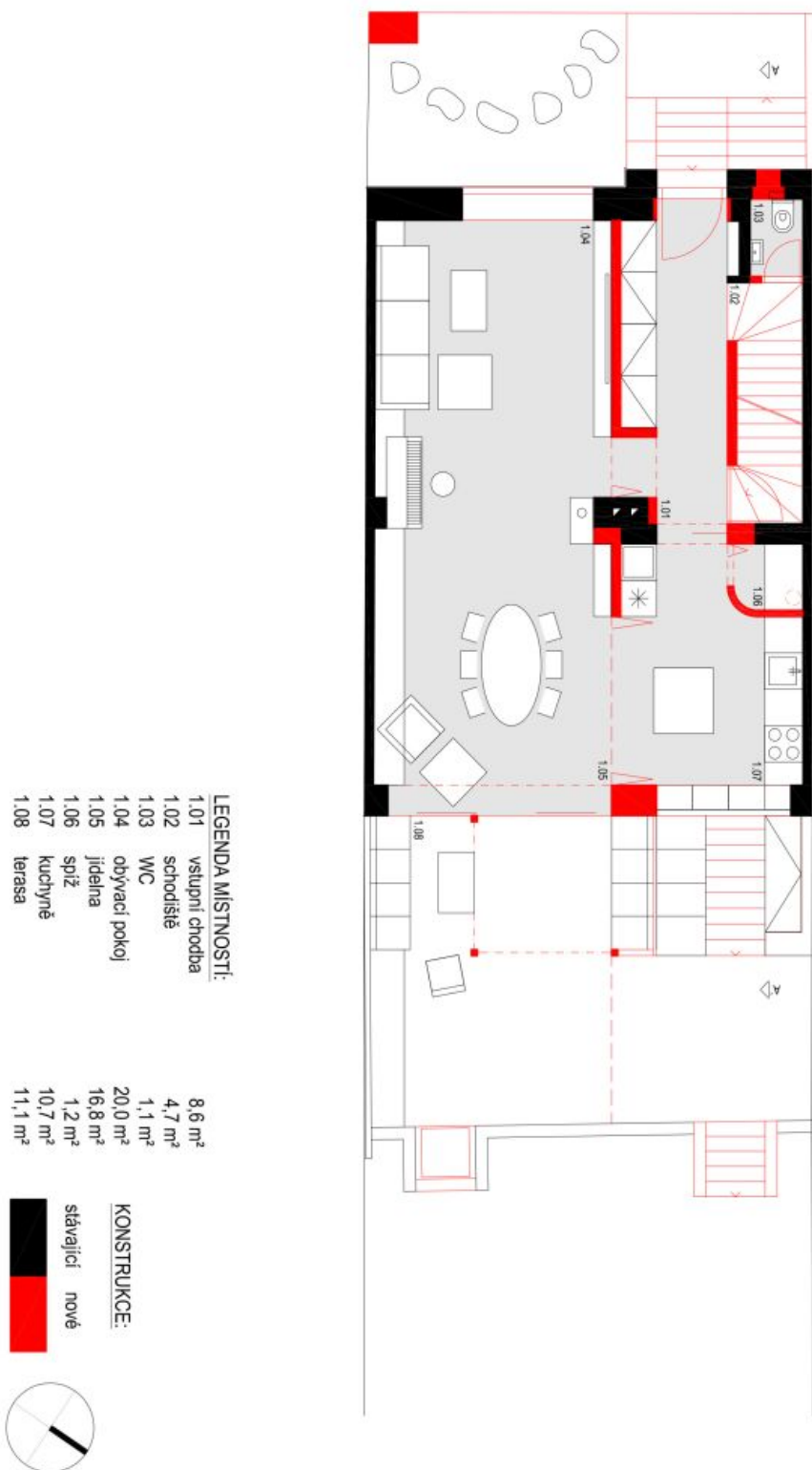




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**LEGENDA MÍSTNOSTÍ:**

- 2.01 schodiště
- 2.02 chodba
- 2.03 šatna
- 2.04 WC
- 2.05 koupelna
- 2.06 ložnice
- 2.07 šatna
- 2.08 šatna
- 2.09 dětský pokoj

- 4,7 m<sup>2</sup>
- 8,7 m<sup>2</sup>
- 1,1 m<sup>2</sup>
- 1,6 m<sup>2</sup>
- 6,1 m<sup>2</sup>
- 12,8 m<sup>2</sup>
- 5,3 m<sup>2</sup>
- 2,7 m<sup>2</sup>
- 17,6 m<sup>2</sup>

**KONSTRUKCE:**

- stávající
- nové

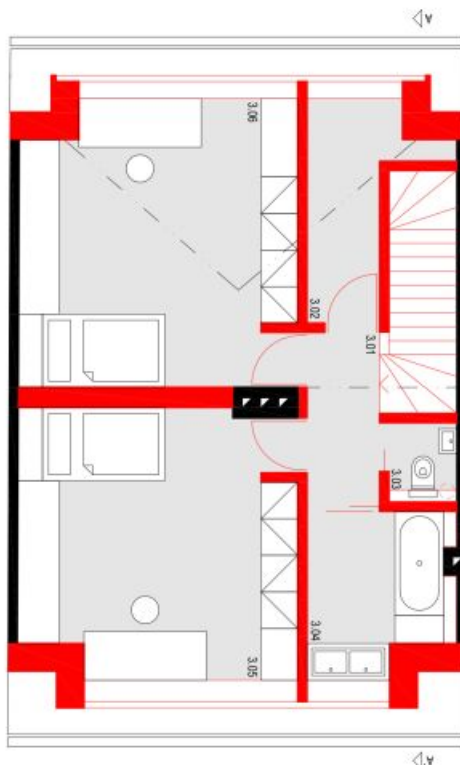




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**LEGENDA MÍSTNOSTI:**

3.01	chodba
3.02	šatna
3.03	WC
3.04	koupelna
3.05	dětský pokoj
3.06	dětský pokoj

3.3 m <sup>2</sup>
5.1 m <sup>2</sup>
1.2 m <sup>2</sup>
6.0 m <sup>2</sup>
19.5 m <sup>2</sup>
20.9 m <sup>2</sup>

**KONSTRUKCE:**

stavající	nové
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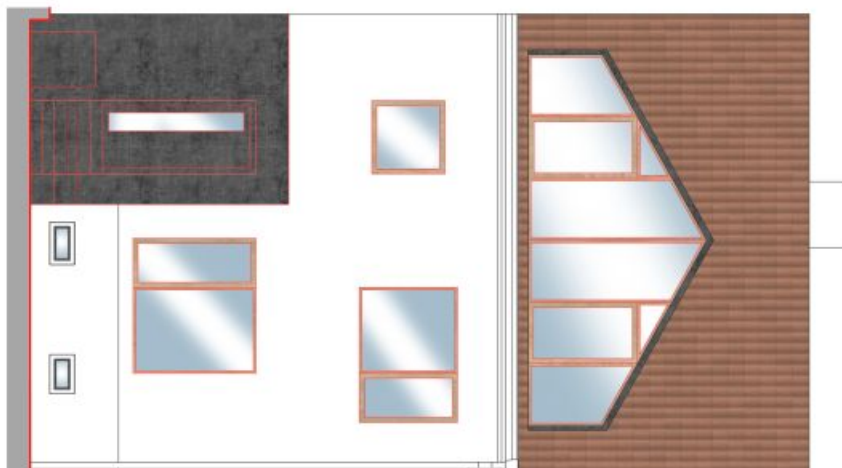




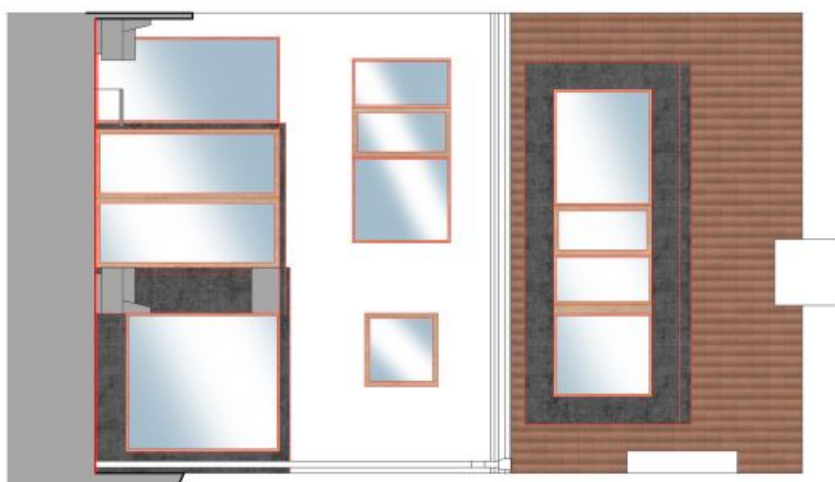
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POHLED Z ULICE



POHLED ZE ZAHŘADY