



House Four-bedroom (5+kk)

Sold

244 m², Brno, Brno - Černá Pole, Martinkova





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

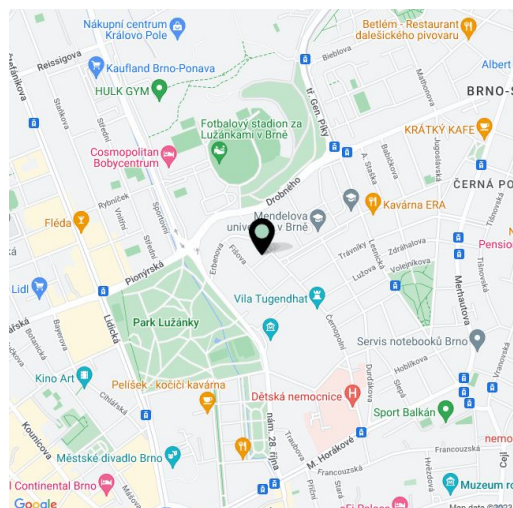
This terraced family house with a southeast-facing garden is situated in a quiet part of the prestigious Černá Pole neighborhood, just a few steps from Lužánky Park, Villa Tugendhat, the Botanical Garden, or a sports complex.

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 m², built-up area 136 m², garden 144 m², plot 280 m².

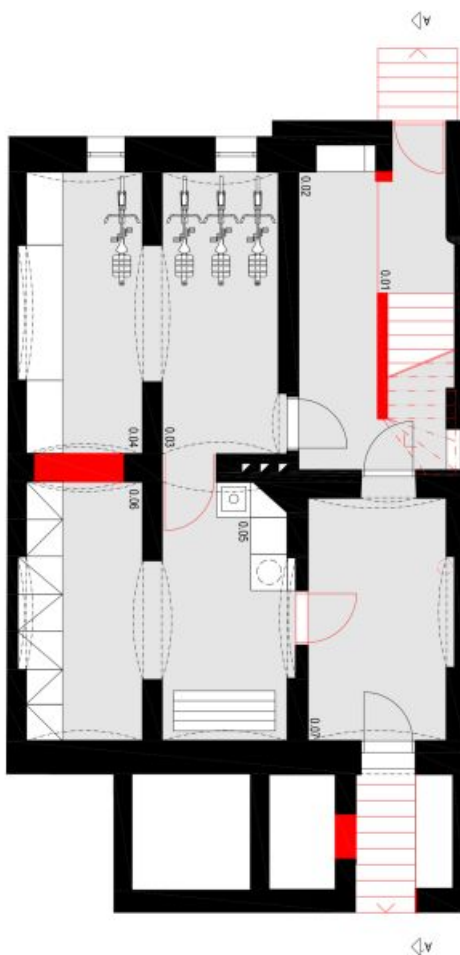




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LEGENDA MÍSTNOSTI:

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

KONSTRUKCE:



stávající nové

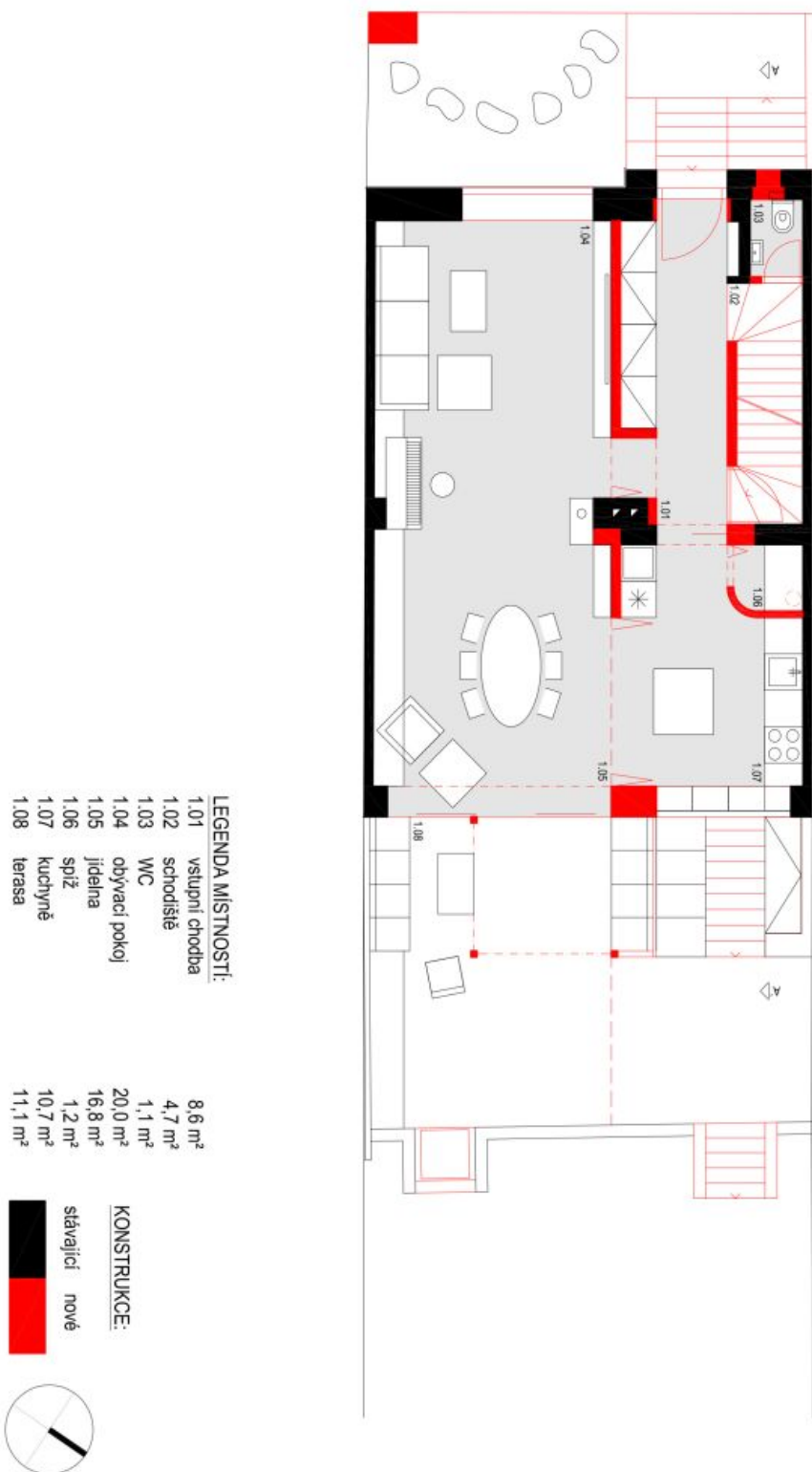




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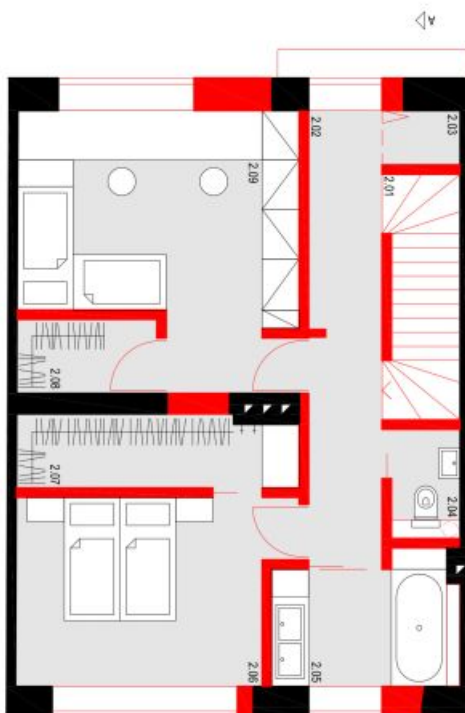




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LEGENDA MÍSTNOSTÍ:

- 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 m²
- 8,7 m²
- 1,1 m²
- 1,6 m²
- 6,1 m²
- 12,8 m²
- 5,3 m²
- 2,7 m²
- 17,6 m²

KONSTRUKCE:

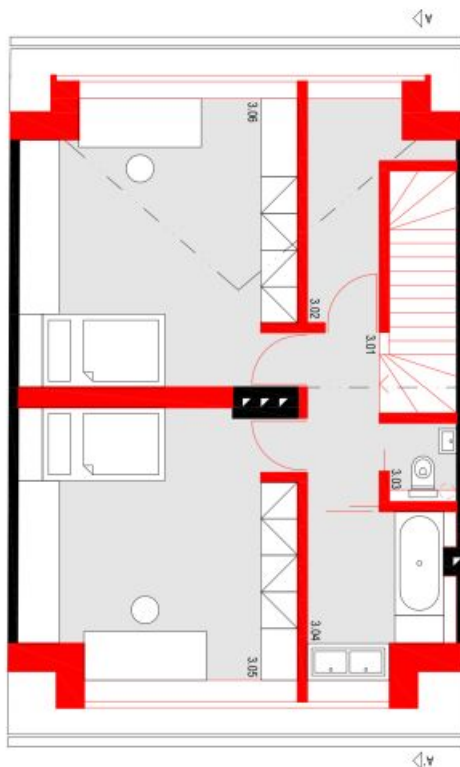




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LEGENDA MÍSTNOSTI:

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

3.3 m ²
5.1 m ²
1.2 m ²
6.0 m ²
19.5 m ²
20.9 m ²

KONSTRUKCE:

stavající	nové
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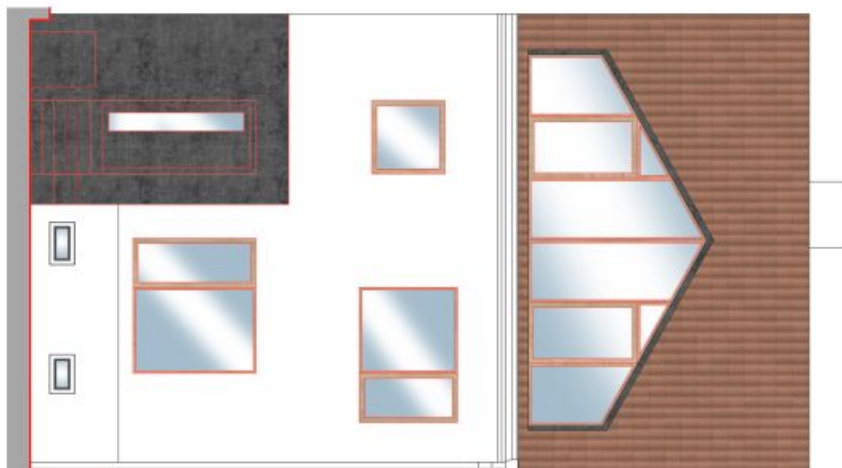




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POHLED Z ULICE



POHLED ZE ZAHRADY