



## House Four-bedroom (5+kk)

Sold

220 m<sup>2</sup>, Brno, Podolí, Podolí





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Usable area	220 m <sup>2</sup>
Plot	1 127 m <sup>2</sup>
Foot print	140 m <sup>2</sup>
Garden	987 m <sup>2</sup>
Floor area	212 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Parking	Double garage and parking in front of the house
Garage	Yes
Cellar	-
PENB	B
Reference number	32169

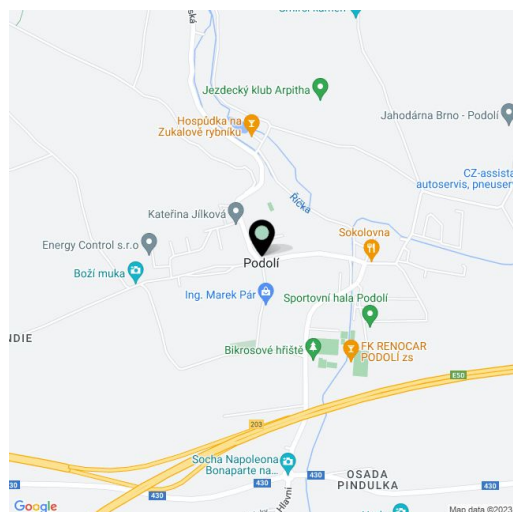
This modern, furnished family house from 2011 with a gabled roof, a professionally landscaped garden, a swimming pool, and views of the beautiful countryside of the Dražanská Vrchovina hills is located in a quiet part of a village just 8 km away from Brno.

Most of the floor area on the entrance floor consists of an open living space connected to a kitchen, a dining room, and a **garden terrace**. There is also an entrance hall with **direct access to the garage**, a toilet, a laundry room, and a pantry. The staircase in the living area leads to the 1st floor, where there is an east-facing master bedroom with a walk-in closet, another 2 bedrooms, a study with a terrace, a bathroom, a separate toilet, and a utility room.

Facilities include 3-chamber plastic windows with **remote control exterior blinds** (on the ground floor) and interior blinds (upstairs), heated vinyl floors (heat source is an electric condensing boiler), Sapeli doors with concealed hinges (walnut veneer), built-in wardrobes, Gorenje kitchen, and Jablotron security equipment connected to an electronic security system (sensors at the entrance and windows with security foil). Parking is in the **double garage** and in front of the house behind the electrically controlled gate. A garden with grown trees was designed by a garden architect. The recessed foil **swimming pool** has a sand filtration system.

The house stands at the end of a dead-end street in a new residential area of the village, which is the birthplace of writer Květa Legátová. There is a kindergarten and elementary school, a post office, a grocery store, a general practitioner, dentist and pediatrician, a library, a restaurant, a cafe, a Roman Catholic parish, a sports hall (basketball, volleyball, badminton), or a football field. There are several hiking trails, including the **Brno horseshoe**, the bike trail that leads to the **Marianské Valley**. Transport links are provided by buses, direct train links to Brno go from the neighboring village of Šlapanice.

Interior 212.09 m<sup>2</sup>, built-up area 140 m<sup>2</sup>, garden 987 m<sup>2</sup>, plot 1,127 m<sup>2</sup>.





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