



House Seven-bedroom (8+kk)

Ask for price

904 m², Brno





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Usable area	904 m ²
Plot	3 014 m ²
Foot print	651 m ²
Garden	2 316 m ²
Floor area	848 m ²
Terrace	56 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	32347

This well-equipped timeless villa with an indoor swimming pool, elevator, office space, and a large southwest-facing garden with beautiful views of the surrounding forests is located in a village near the Brno dam, which is easily accessible by car, bus, or on foot.

The interior is spread out over 3 floors and several levels, and there are 2 entrances, allowing for completely separate business and private spaces. On the top floor, there are offices with a kitchen and a bathroom. On the middle floor, divided into two levels, there is a living room with a raised ceiling, a **fireplace**, and large sliding windows towards a **sunny terrace**, a dining room (also with access to the terrace), a kitchen, 2 bedrooms with dressing rooms and a bathroom, 1 bedroom with an en-suite bathroom, an entrance hall with a dressing room, 2 cellars, a staircase, and an elevator. At the garden level, there is a **relaxation room** with a swimming pool, a kitchen, an exercise room, a bathroom with a toilet, and a utility room. In the garden, there is a **separate guest house** with a bedroom, a foyer, a living room, a terrace, a kitchen, and a bathroom. The office space can easily be turned into a residential area.

The house was made of Porotherm bricks and is insulated with vapor permeable mineral wool. Only **high-quality materials** were used. Facilities include **large-format Italian tiles** with underfloor heating, wall-to-wall carpets in the bedrooms, **Schüco** double-glazed large-format windows with exterior blinds. Interior doors are made of solid wood or glass. Bedex entrance safety doors (class III). The security equipment includes motion sensors and an alarm. Underfloor heating is connected to a Buderus gas boiler. The pool is equipped with a sand filtration system. In the house, there are water retention tanks for rainwater, an irrigation system with several circuits that use water from the **water well**, which is also connected to the toilets for flushing. Parking is in a **double garage** and there are 2 spaces on the plot. There is a **large cellar** under the terrace. Lomay electrically operated doors and gates.

The location has plenty of greenery, the village is surrounded by the **Podkomorské Lesy and Baba nature parks**. You can reach the dam through the **Brněnská Podkova nature trail**. There is a kindergarten and elementary school, a restaurant, a pub, a municipal office, and a library. Complete civic amenities are in Brno, which is perfectly accessible by car and public transport. The bus ride to the **Zoologická Zahrada** tram stop takes less than 10 minutes.

Interior 753 m² (house), 95 m² (guest house), garden 2,578 m², plot 3,014 m².