



## House Four-bedroom (5+kk)

Sold

162 m<sup>2</sup>, Brno-město, Brno - venkov, Nebovidy





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|                  |                    |
|------------------|--------------------|
| Total area       | 162 m <sup>2</sup> |
| Plot             | 377 m <sup>2</sup> |
| Foot print       | 93 m <sup>2</sup>  |
| Garden           | 284 m <sup>2</sup> |
| Floor area       | 142 m <sup>2</sup> |
| Terrace          | 20 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | -                  |
| PENB             | C                  |
| Reference number | 36493              |

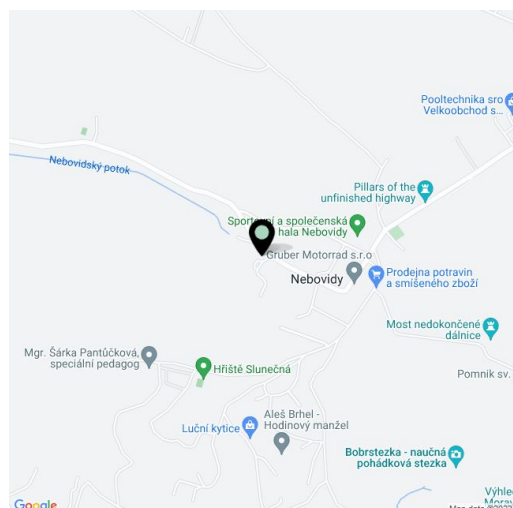
This modern family house with a practical layout, a carefully landscaped front garden, and a sunny back yard stands in a new quiet residential area of the Nebovidy village located on the outskirts of Brno at the foot of the Bobravská Highlands. Residents will enjoy being so close to nature, yet within easy reach of the city.

The ground floor has a living room with a kitchen and dining room connected to the **south-facing garden terrace**, a study, a toilet, a hallway, a foyer with direct access to the **garage**, and stairs leading to the first floor. There, you will find a master bedroom with a **dressing room**, 2 other rooms, and a central bathroom with bathtub, shower, toilet, and connection for a washing machine.

The **wooden building** with concrete foundations, a Satjam sheet metal roof, ceilings with exposed beams, a **walk-through attic**, and **soundproof partition walls** was built in 2011. Facilities include double-glazed **seven-chamber plastic windows**, **underfloor heating** on the ground floor (radiators on the first floor), vinyl floors, large-format tiles, and an electric boiler. Wastewater is drained into a sump. Parking is possible not only in the **garage but also on 2 outdoor parking spaces**.

There is a kindergarten, a **modern sports and social hall**, or a library in Nebovidy. An elementary school, a post office, and other services are in the neighboring village of Moravany, less than 5 minutes away by car or bus. There is also a bus connection to Brno (8 minutes to the Futurum shopping center and the Ořečovská tram stop). The village is surrounded by **beautiful unspoiled nature** with Nebovid Hill and the forested valley of the Bobrava River or Augšperský Brook. The **Bobrava protected landscape area** begins just beyond the village.

Interior 142 m<sup>2</sup>, garage 18 m<sup>2</sup>, built-up area 93 m<sup>2</sup>, garden 284 m<sup>2</sup>, land 377 m<sup>2</sup>.

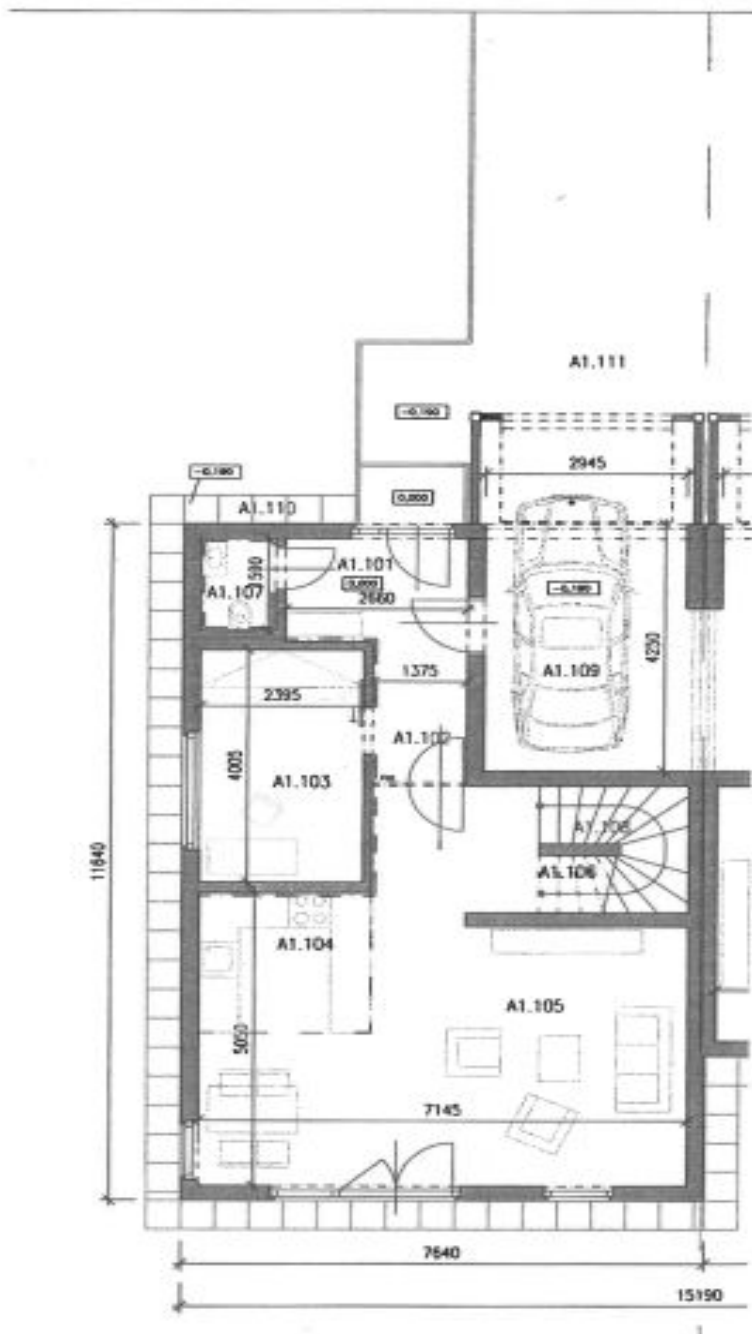




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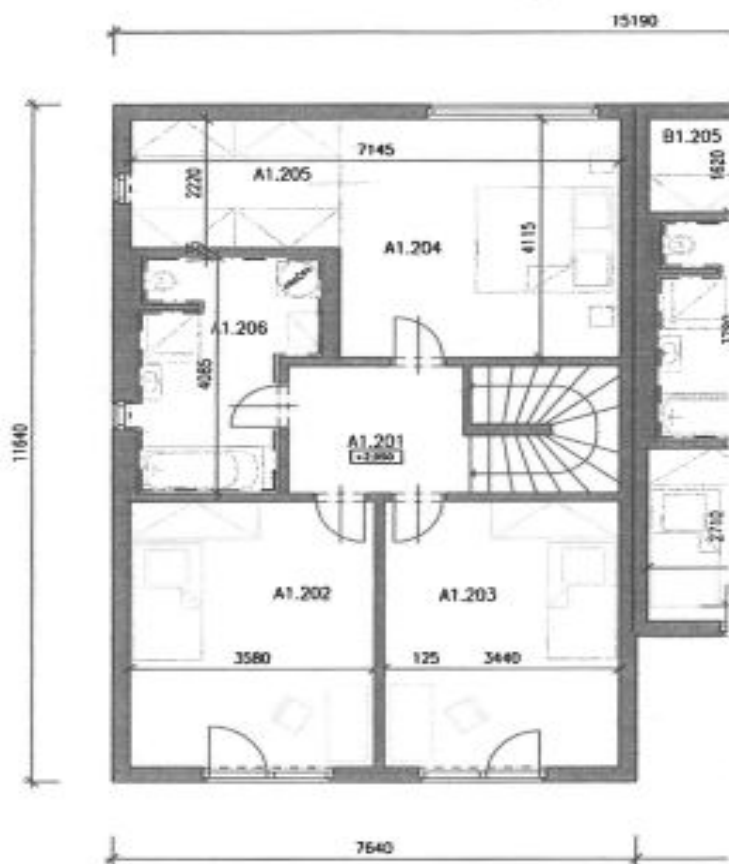
| Číslo                   | účel, významnost   | Plocha (m <sup>2</sup> ) | úroveň (m) |
|-------------------------|--------------------|--------------------------|------------|
| A1.101                  | zobraz             | 3,5                      | 2,855      |
| A1.102                  | chodba             | 6,2                      | 2,855      |
| A1.103                  | spalovna           | 9,6                      | 2,855      |
| A1.104                  | ložnica            | 8,8                      | 2,855      |
| A1.105                  | obývací izba       | 30,1                     | 2,855      |
| A1.106                  | schodište (súčasť) | 3,4                      | -          |
| A1.107                  | WC                 | 1,7                      | 2,855      |
| A1.108                  | terasa             | 4,2                      | 2,855      |
| CELKOVÁ                 |                    | 60,1                     |            |
| OBSAHUJÚCÍ PRÍLOHU TP 4 |                    | 94,86                    |            |



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| Číslo  | Účel, místnost | Plocha<br>(m <sup>2</sup> ) | Skříňová<br>část |
|--------|----------------|-----------------------------|------------------|
| A1.201 | Obývací        | 5,8                         | 2,855            |
| A1.202 | Pokoje         | 16,3                        | 2,855            |
| A1.203 | Pokoje         | 15,7                        | 2,855            |
| A1.204 | Ložnice        | 16,8                        | 2,855            |
| A1.205 | Salon          | 6,7                         | 2,855            |
| A1.206 | Kuchyně        | 10,1                        | 2,855            |
| CELKEM |                | 71,4                        |                  |