



## House Six-bedroom (7+kk)

Sold

667 m<sup>2</sup>, Brno-město, Brno - venkov, Veverská Bítýška





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Total area	667 m <sup>2</sup>
Plot	367 m <sup>2</sup>
Foot print	294 m <sup>2</sup>
Floor area	594 m <sup>2</sup>
Terrace	73 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	D
Reference number	37211

This spacious and well-equipped family house with a sauna, fireplace, and a terrace is situated in the center of the village of Veverská Bítýška, which is surrounded by forests. A popular place within easy reach of Brno, the Brno Dam, or Veveří Castle.

The ground floor consists of an entrance hall with a cloakroom and direct access to the **garage**, a room with windows facing the street that can be used as a separate studio, a hall, a living room with a kitchen, a dining room and **garden terrace**, a separate toilet, and a laundry/utility room. A staircase in the living room leads to the attic, where there is a study, an entertainment room with a **bar** and a kitchen, a closet, a bedroom with an en-suite bathroom and large fitted wardrobes, 2 more bedrooms, a central bathroom, a guest toilet, and a **library** on the open gallery. From here there is a direct staircase to the hall. The house has a **partial basement**.

The house was renovated in 2002. Facilities include **wooden windows** and French windows with internal blinds, **Velux** skylights with blinds, large-format tiles, interior doors made of solid spruce, **underfloor heating** (kitchen, living room, bathrooms, and entrance hall), **air-conditioning** in the attic and 1 room on the ground floor, a **fireplace**, backlit ceilings with automatic ambient lighting, a kitchen with built-in appliances (dishwasher, 2 ovens, coffee maker, American fridge with an **ice maker**, **wine fridge**, induction hob, large hood above the central island). Heating is provided by a new gas boiler. In the yard, there is an **infra sauna**, a granite **fountain**, a pergola with a retractable remote control awning, and a **garage for 2 cars** with space for storing bicycles and other equipment and a new automatically lit remote control door.

The village is located 25 kilometers from the center of Brno, surrounded by the beautiful landscape at the confluence of Svratka and Bílý Potok Rivers, between **two large nature parks**. There is a kindergarten and elementary school, art school, post office, library, grocery stores, drugstore, bakery, butcher, several restaurants, a football field, or a hockey stadium. Transport connections to Brno and surrounding cities are provided by bus lines, the journey to the Zoological Garden tram stop takes 17 minutes.

Interior 594 m<sup>2</sup>, terrace 73 m<sup>2</sup>, built-up area 294 m<sup>2</sup>, land 367 m<sup>2</sup>.

