



## House Two-bedroom (3+kk)

Rented

141 m<sup>2</sup>, Břeclav, Brod nad Dyjí, Brod nad Dyjí





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Total area	141 m <sup>2</sup>
Plot	395 m <sup>2</sup>
Foot print	94 m <sup>2</sup>
Garden	301 m <sup>2</sup>
Floor area	85 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	An outdoor parking space is available.
Cellar	-
PENB	G
Reference number	38614
Available from	Immediately

This is a fully furnished 2-bedroom low-energy house with a rooftop terrace boasting great views of the picturesque countryside of the Mikulov micro-region. Ideal for home office. Located just 300 m from the Mušov Lakes and a part of the Sun Houses project, the home is situated on the eastern edge of Brod nad Dyjí, with a high standard of service, pleasant atmosphere, privacy, and an abundance of sunny local weather. It takes only 30 minutes by car to get to Brno. These benefits, combined with other typical features of the location such as great wine, countless possibilities for cycling, fishing and hiking in the most beautiful natural sites of South Moravia make this project an ideal choice for those who seek comfort while maintaining an active lifestyle.

The interior offers a living room with a fully fitted open plan kitchen and a dining area, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall.

Large format ceramic tiles, heated floors, plastic triple glazed windows, security entry door, TV. The tenants are welcome to use an **outdoor pool** with a sun deck, an infrared **sauna**, sports equipment rental, and a large **wine cellar** with personal boxes for wine storage. A paved **parking space** and a **storage room** accessible from the yard are included. The gated project secured by camera system is accessible via a **reception**. Deposit for common building charges and utilities CZK 4000/month.

Possibility to rent for a shorter period.

