



House One-bedroom (2+kk)

Sold

108 m², Břeclav, Brod nad Dyjí, Brod nad Dyjí





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Total area	108 m ²
Plot	117 m ²
Foot print	82 m ²
Garden	35 m ²
Floor area	62 m ²
Terrace	46 m ²
Parking	1 outdoor parking space
Cellar	-
PENB	B
Reference number	39301

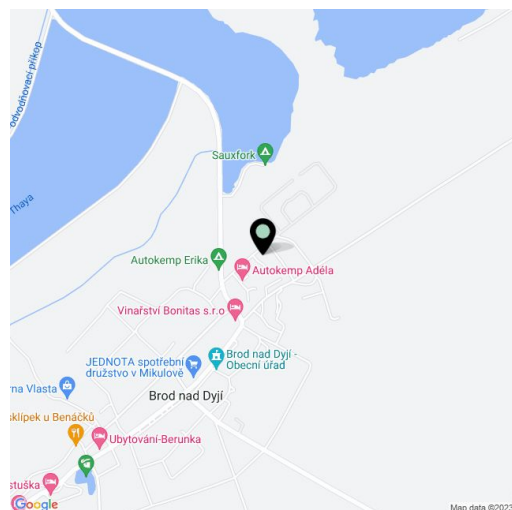
This energy-efficient family house with a rooftop terrace with great views is part of a modern gated complex with several houses and a swimming pool, located in a renowned wine region right by the Nové Mlýny Reservoir in the picturesque nature of the Mikulov microregion. An investment property with an estimated return of up to about 15 years (summer season 2021 already fully filled).

The layout consists of a living room with a kitchen and a glass wall with access to the **terrace**, a bedroom, a bathroom, a separate toilet, and an entrance hall. From the lower terrace, a staircase leads to the **rooftop terrace**, and adjacent to the house is an outdoor shed suitable for storing bicycles.

Facilities include large-format ceramic tiles, **heated floors** in the bathroom and the hall, plastic windows with safety triple-glazed panes, veneer interior doors with concealed hinges and an above-standard height of **210 cm**, a 3rd security class entrance door, quality sanitary ware and a heating towel rail, electrical heating, Internet connection and TV optical cabling. The lower terrace with garden furniture can be shaded by an **electrically operated awning**, on the rooftop terrace there is a preparation for the **installation of a Jacuzzi**. The house has a **paved parking space**. Owners or residents of the house can use the **outdoor pool** with a sunbathing area. The house has one of the best positions in the complex right by the pool, and thanks to its location the house does not overheat in the afternoon and also provides sufficient privacy. The gated complex is accessible through a reception, the management company operated, cleans, and maintains the complex and communicates with clients. The purchase price includes the complete equipment shown on the photographs.

The project is set in the immediate vicinity of **Mušov Lakes**, in a beautiful area full of green **vineyards**, adjacent to the **Pálava** nature reserve, one of most distinctive natural landmarks of South Moravia together with the nearby **Lednicko-Valtický grounds**. Many established and newly emerging cafes, restaurants, and guest houses, focusing on both traditional and modern cuisine and quality service, have raised the standards of this dynamically developing region. In neighboring Pasohlávky you can find a new large **water park**; in the upcoming years, there will also be a thermal spa of European importance. Brod nad Dyjí is just a 15-minute drive away from Mikulov with its full spectrum of amenities and Brno is 35 minutes away.

Interior 61.86 m², terraces 45.6 m², footprint 82 m², garden 35 m², plot 117 m²





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ORIENTAČNÍ PŮDORYS I. NP S INTERIÉREM



zastavěná plocha 82,0 m² - bez kúlny
vnitřní podlahová plocha 60,0 m²



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