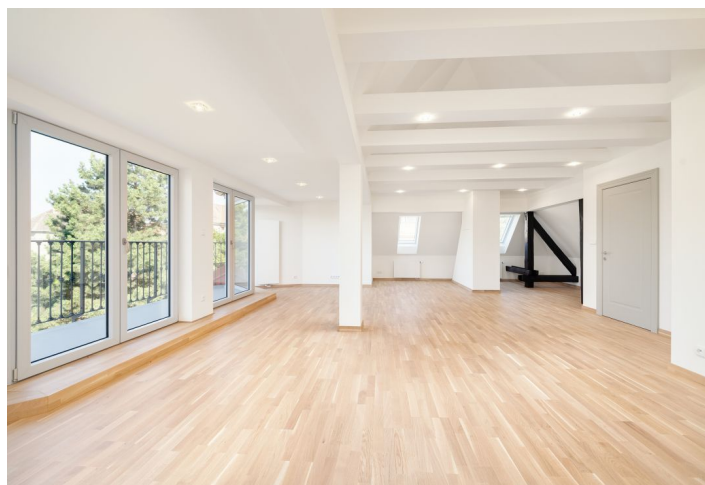




House Six-bedroom (7+kk)

283 m², Brno, Brno - Černá Pole, Lesnická

Ask for price





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283 m², Brno, Brno - Černá Pole, Lesnická

Usable area	283 m²
Plot	994 m²
Foot print	149 m²
Garden	845 m²
Floor area	252 m²
Balcony	5 m²
Terrace	26 m²
Parking	Parking on the plot.
Cellar	-
PENB	G
Reference number	40311
Available from	Immediately

This completely renovated villa from the interwar period is located in a representative residential area of Černá Pole, a few steps from the Schreber's Garden park, Villa Tugendhat, and the campus of Mendel University. The house with architecturally unusual elements dates from 1930 and is valued for its preserved unique decoration. The traditional villa colony with the predominance of development from the 1930s excels in the amount of greenery and civic amenities. There are a large number of sports facilities nearby (winter, football, and swimming stadium, tennis and volleyball courts, skate park, and playgrounds). Within walking distance is a kindergarten and elementary school and high school, many restaurants, cafes, and shops. Transport connections are provided by public transport, the way to the city center takes a few minutes.

The ground floor consists of an entrance and a staircase. On the 1st floor is a 2-bedroom apartment **with direct access to the garden** from the veranda of living room with a kitchen and 2 rooms. One of the bedrooms has a small **balcony** facing the street. The new Sykora kitchen is fully equipped and the apartment has also a bathroom and separate toilet. The layout of the 2nd floor with a residential attic is a **duplex 3-bedroom apartment**. It consists of a living room and separate kitchen with preparation for a kitchen unit, both **connected by a large balcony**, 2 bedrooms, bathroom, and a separate toilet. The attic offers a 3rd large bedroom with **terrace overlooking Špilberk castle**, and a second bathroom with a toilet. The basement of the house includes **2 studios**, a cellar and a utility room.

Wooden parquets, wooden interior doors, and stairs inside the maisonette, **wooden windows and French doors** to the balcony and terrace, **iron railings of stairs**, terraces, and balconies. The bathrooms have electric **underfloor heating**. The house is heated by Vailant gas boilers, separate for each apartment, the studios have electric heating. **Parking on the plot** is for up to 5 cars. Utilities are paid separately.

