svoboda@williams | CHRISTIE'S



House Three-bedroom (4+1)

286 m², Brno-město, Brno - Bystrc, Rakovecká











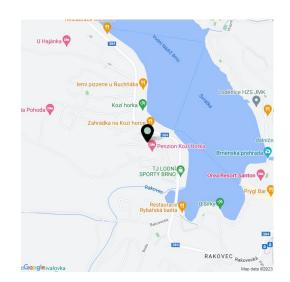
Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 05. 02. 2025, 23:01



House Three-bedroom (4+1)

286 m², Brno-město, Brno - Bystrc, Rakovecká

| Total area | 286 m² |
|------------------|---------------------------|
| Plot | 820 m² |
| Foot print | 148 m² |
| Garden | 672 m² |
| Floor area | 216 m² |
| Terrace | 70 m² |
| Parking | Garage + 3 outdoor spaces |
| Garage | Yes |
| Cellar | - |
| PENB | G |
| Reference number | 42418 |



This spacious three-story sunny family house with a garden, large terrace, and unique views of the Brno dam is located in a nice part of the Brno-Bystrc district, in the Kozí Horka area near Podkomorské Lesy Nature Park.

The basement consists of a kitchen with a dining area, a study/guest room, closets, a bathroom with a toilet, an entrance hall, a boiler room, and a laundry room. On the ground floor, there is a generously designed open living space connected to a **70 sq. m. terrace.** In the attic is a quiet area with 2 bedrooms, a bathroom, and a dressing room. The terrace and large windows provide **breathtaking views** of the water and the surrounding greenery.

The brick house was built in 1993. Its condition is good; the roof is from 2014. Facilities include **aluminum windows**, tiled floors throughout with **underfloor heating**, a security entrance door, veneered interior doors, an alarm, a Stiebel Eltron electric boiler, and **air-conditioning** in the bedroom. The basement is partially below ground level, which guarantees a pleasant coolness even in summer. The garden with mature trees has irrigation and lighting, and there is also a seating area by the **outdoor fireplace**. The house has a **garage** and **3 outdoor parking spaces**.

This **amazing place** with a holiday atmosphere right by a **beach and Kozí Horka** Dock is also within easy driving distance from the city center. There is a bus stop a few steps from the house, and the bus ride to a tram stop takes less than 5 minutes. The ride to kindergartens, elementary schools, **high schools**, or to a shopping center is just as short.

Usable area 286 m² (of which terrace 70 m²), built-up area 148 m², garden 672 m², land 820 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238

Bratislava +421 948 939 938 **PDF created** 05. 02. 2025, 23:01