



## House Four-bedroom (5+kk)

182 m<sup>2</sup>, Brno-město, Ponava, Vnitřní

**Sold**





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Total area	182 m²
Plot	163 m²
Foot print	66 m²
Garden	97 m²
Floor area	180 m²
Balcony	2 m²
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	101215

This terraced multi-generational family house with a front garden, a small southwest-facing back yard, and a garage is located in an attractive place on a quiet one-way side street near Lužánky Park, in the Ponava district with everything you need in the immediate vicinity and 5 minutes by public transport from the city center.

The first floor consists of a living room, a kitchen with a **loggia**, a pantry, a separate toilet, and a hall. On the 1st floor are 2 rooms and a hall; a bathroom is on the mezzanine. The loft contains a **separate unit** with a kitchen, a bedroom, a bathroom, and a hall. In the basement is a workshop, a corridor, a boiler room, a laundry room with a toilet, and a **garage**.

The building has been continuously maintained; in 2011, the house was **insulated**, the roof was reconstructed, and the windows were replaced. Electrical rewiring is recommended. Heating is by a gas boiler. The offer includes a study with designs on how to **divide the house into 3 separate residential units**.

A kindergarten and elementary school, a **sports high school**, and a sports field with **tennis courts** are located right by the house. The **beautifully landscaped Lužánky Park** is about 300 meters away, as are shops, pharmacies, a post office, several cafes, and restaurants. There is also a tram and bus stop nearby, and the ride to the center of Brno takes less than 5 minutes.

Usable area 182 m² (of which interior 180 m², balcony 2 m²), built-up area 66 m², garden 97 m², plot 163 m².

