



## House Three-bedroom (4+kk)

168 m<sup>2</sup>, Blansko, Blansko

€ 588 235 | CZK 14 500 000





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Total area	168 m²
Plot	708 m²
Floor area	118 m²
Balcony	2 m²
Terrace	25 m²
Parking	Garage and outdoor space
Garage	23 m²
Cellar	-
PENB	B
Reference number	108933

This family house with a garage and terrace stands on a corner plot situated in a quiet, elevated area within the modern residential development of Lesní Město. This excellent and highly sought-after location lies on the outskirts of the district town of Blansko, offering a full infrastructure, surrounded by greenery and within easy reach of the Moravian Karst and Brno.

The ground floor offers a spacious and sunny living room with a dining area and access to the **garden terrace**, an open plan kitchen with a pantry, a utility room, a separate toilet, and an entrance hall. The upper floor features 3 bedrooms, a bathroom (with a bathtub, walk-in shower, and toilet), and a **balcony** overlooking the garden.

The brick house was completed in 2019. Floors are a combination of **wood** and tiles, windows are plastic with **exterior blinds**, and the entrance door is **aluminum**. The kitchen is equipped with Whirlpool appliances. **Underfloor heating** is connected to a gas condensing boiler. The house includes a **garage and one outdoor parking space** in front of it.

Surrounded by **greenery**, the location offers quick access to all necessary amenities. A bus stop with direct connections to Blansko is located near the house, with a travel time of around 10 minutes. **Brno, located about 30 km away**, is easily accessible from Blansko by train. The surrounding countryside is perfect for **cycling and hiking**, with a natural **swimming area** and the unique formations of the **Moravian Karst** nearby.

Total area 168 m², built-up area 105 m², garden 603 m², plot 708 m².

