



## House Three-bedroom (4+kk)

**Sold**

140 m², Brno-město, Brno - venkov, Moravany







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Total area	140 m <sup>2</sup>
Plot	334 m <sup>2</sup>
Foot print	86 m <sup>2</sup>
Garden	248 m <sup>2</sup>
Floor area	136 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Garage + 4 outdoor spaces
Garage	Yes
Cellar	-
PENB	D
Reference number	38867

This fully equipped family house with a landscaped garden decorated with an ornamental pond is part of a modern residential part of Moravany on the outskirts of Brno, near the picturesque valley of the Bobrava River.

On the ground floor, there is a spacious living room with a dining area, kitchen, and **garden terrace**, a separate toilet, a utility room, and a vestibule with storage space. A massive staircase with a **designer glass railing** leads to the first floor, where there are 3 bedrooms (2 with access to the **balcony**), a bathroom, and a dressing room.

The house was approved in 2005 and the interior was completely renovated in 2018. Facilities include a high-gloss **Hanák** kitchen with built-in **Miele** appliances, an American **Siemens** refrigerator, and a worktop in a stone decor, built-in wardrobes and other custom-made furniture, a corner leather sofa, a dining table with chairs, a TV, and a **home cinema**. Windows are plastic, laminate floors, **Sapeli** interior doors. Heating is by a Vaillant gas boiler. Parking is available in a **garage** with direct access to the house, on a paved area in front of the garage, and on the street near the house. A nicely landscaped irrigated garden with an **ornamental pond** has a seating area under a **pergola** that provides perfect **privacy**.

In the village, located on the southwestern outskirts of Brno, there is a kindergarten and elementary school, medical services (general practitioner and pediatrician), a post office, cafe, restaurant, cultural center, **tennis courts**, and seasonal **farmer's markets**. The **OC Futurum** shopping mall is a 5-minute drive away, and a tram stop is even closer. The village has bus connections with Brno. Moravany is close to the **Bobrava nature park** with several old mills; it is not far to **Pálava** and many other wine-growing areas.

Usable area 140 m<sup>2</sup>, balcony 4 m<sup>2</sup>, built-up area 86 m<sup>2</sup>, garden 248 m<sup>2</sup>, land 334 m<sup>2</sup>.

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

