



## House Five-bedroom (6+kk)

Sold

546 m<sup>2</sup>, Brno-venkov, Podolí





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|                  |                                      |
|------------------|--------------------------------------|
| Total area       | 546 m²                               |
| Plot             | 3 372 m²                             |
| Foot print       | 267 m²                               |
| Garden           | 2 456 m²                             |
| Floor area       | 511 m²                               |
| Balcony          | 15 m²                                |
| Terrace          | 20 m²                                |
| Parking          | Garage for 3 cars + 3 outside spaces |
| Garage           | Yes                                  |
| Cellar           | -                                    |
| PENB             | G                                    |
| Reference number | 42643                                |

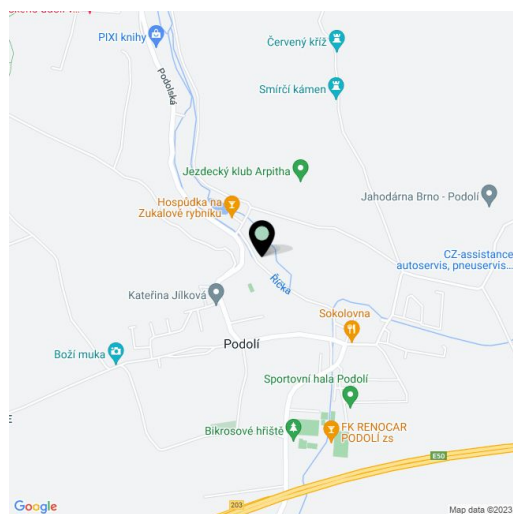
This comfortable family house with an indoor heated swimming pool, wine cellar, tennis court, and a beautifully landscaped garden is located in the village of Podolí on the outskirts of Brno, in the vicinity of the Moravian Karst Protected Landscape Area.

The ground floor has a spacious living room with a **terrace**, a kitchen with a dining room and pantry, a toilet, a utility room, and a staircase. The upper floor consists of a master bedroom with **2 dressing rooms** and a bathroom, 2 rooms with a shared balcony, a third room with a private **balcony**, a bathroom, a separate toilet, and a hallway. In the basement is swimming pool, a lounge with a kitchenette, a **gym/guest room**, a bathroom, and a staircase.

The outermost terraced house from 2006 is in **excellent condition**. Wooden Euro-windows have insect screens and shading with blinds, and there is an electrically operated awning on the terrace. Four rooms upstairs have **air-conditioning**. The house is equipped with a **central vacuum cleaner**, **2 fireplaces**, a **security system** (sensors, cameras, alarm), and a security entrance door. The **heated pool** measuring 5 x 2.5 m is equipped with a **countercurrent system and massage jets**. Parking for 3 cars is possible in **two garages** with direct access to the house and there are another **3 outdoor parking spaces** on the plot. In the garden is a **gazebo with a grill and oven**, a fireplace, a **garden house and tennis court**, and other relaxation opportunities are offered by the **wine cellar**. Gas heating; underfloor heating in the basement and ground floor. The house is connected to the sewerage system, and water from its **own well** (about 30 m) is treated with a softener. The **automatically irrigated garden** is full of **mature ornamental and fruit trees**. The purchase price includes all built-in furniture and other equipment, including a pool table.

In the village is a kindergarten and primary school, a grocery store, several playgrounds, and sports activities are provided by a sokol hall, a sports hall, a football field, and a **pumptrack**. **Hiking trails and a bike path** pass through the area, and some go to the **U Kádlcova mlýna reservoir** and further into the **Moravian Karst**. The village is easily accessible due to the proximity of the D1 highway; the drive to Brno takes only a few minutes by car or bus.

Usable area 522 m², built-up area 267 m², garden 2,456 m², land 2,723 m².

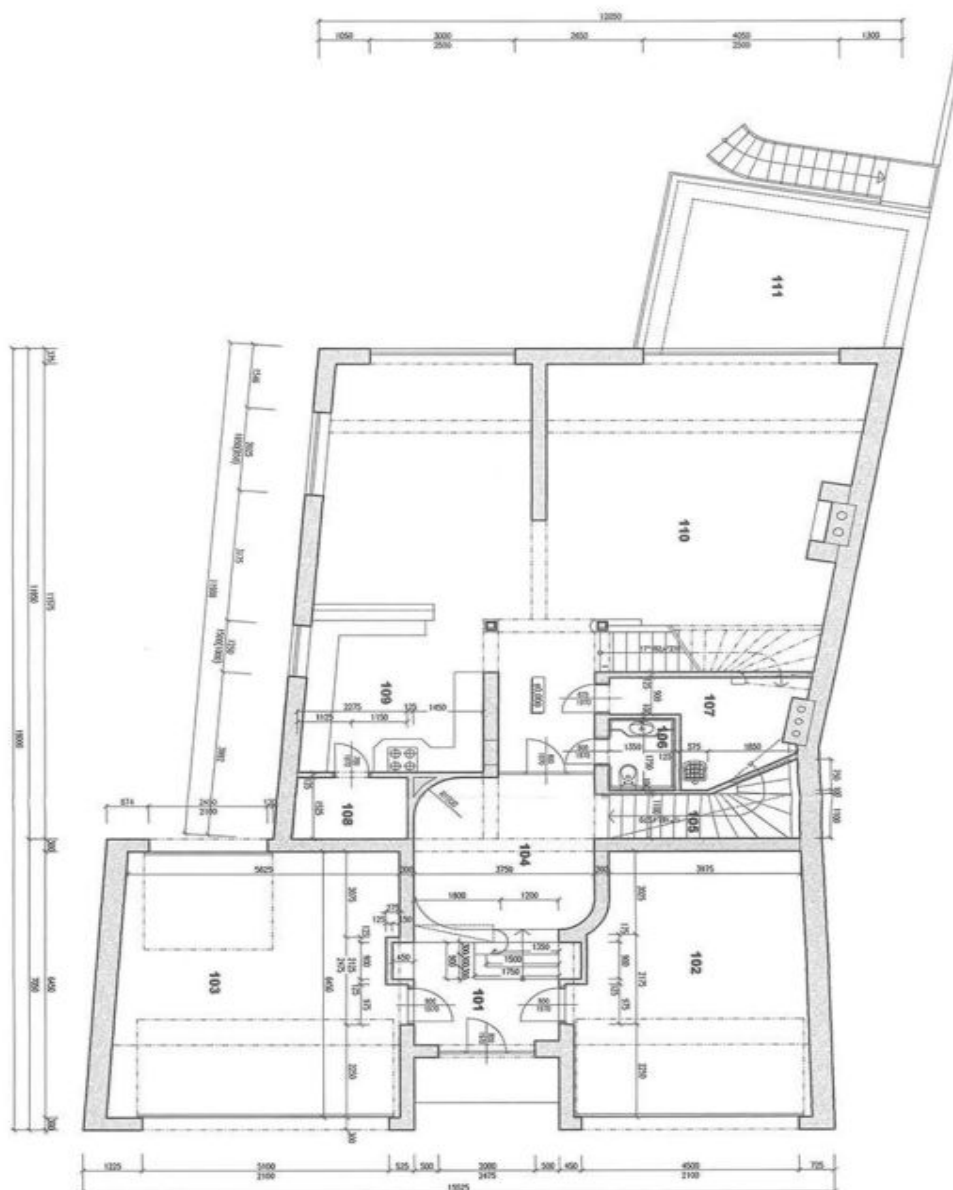




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| LEGENDA MÍSTNOSTÍ |                |                |
|-------------------|----------------|----------------|
|                   | účet místnosti | m <sup>2</sup> |
| 101               | žákovna        | 8,1            |
| 102               | garáž          | 29,6           |
| 103               | garáž          | 38,5           |
| 104               | hala           | 13,9           |
| 105               | schodiště      | 2,9            |
| 106               | WC             | 8,8            |
| 107               | komora         | 3,7            |
| 108               | spál           | 13,7           |
| 109               | kuchyně        | 75,7           |
| 110               | obývací pokoj  | 20,7           |
| 111               | terasa         |                |

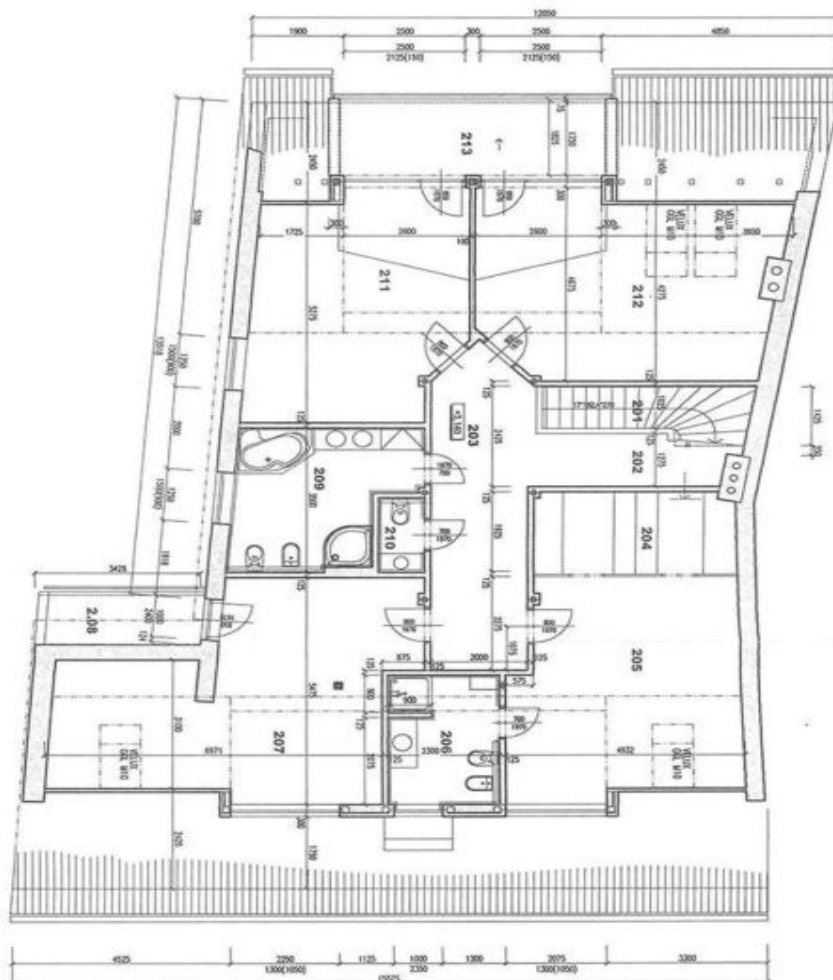
## PŮDORYS PŘÍZEMÍ 1:100



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| LEGENDA MÍSTNOSTÍ |                |
|-------------------|----------------|
| číslo místnosti   | m <sup>2</sup> |
| 201 obývací       | 33             |
| 202 jídelna       | 15,6           |
| 203 kuchyně       | 8,0            |
| 204 ložnice       | 24,2           |
| 205 ložnice       | 7,0            |
| 206 koupelna      | 30,6           |
| 207 koupelna      | 4,2            |
| 208 ložnice       | 11,4           |
| 209 ložnice       | 1,6            |
| 210 WC            | 23,6           |
| 211 pokoj         | 26,2           |
| 212 pokoj         | 10,3           |
| 213 terasa        |                |

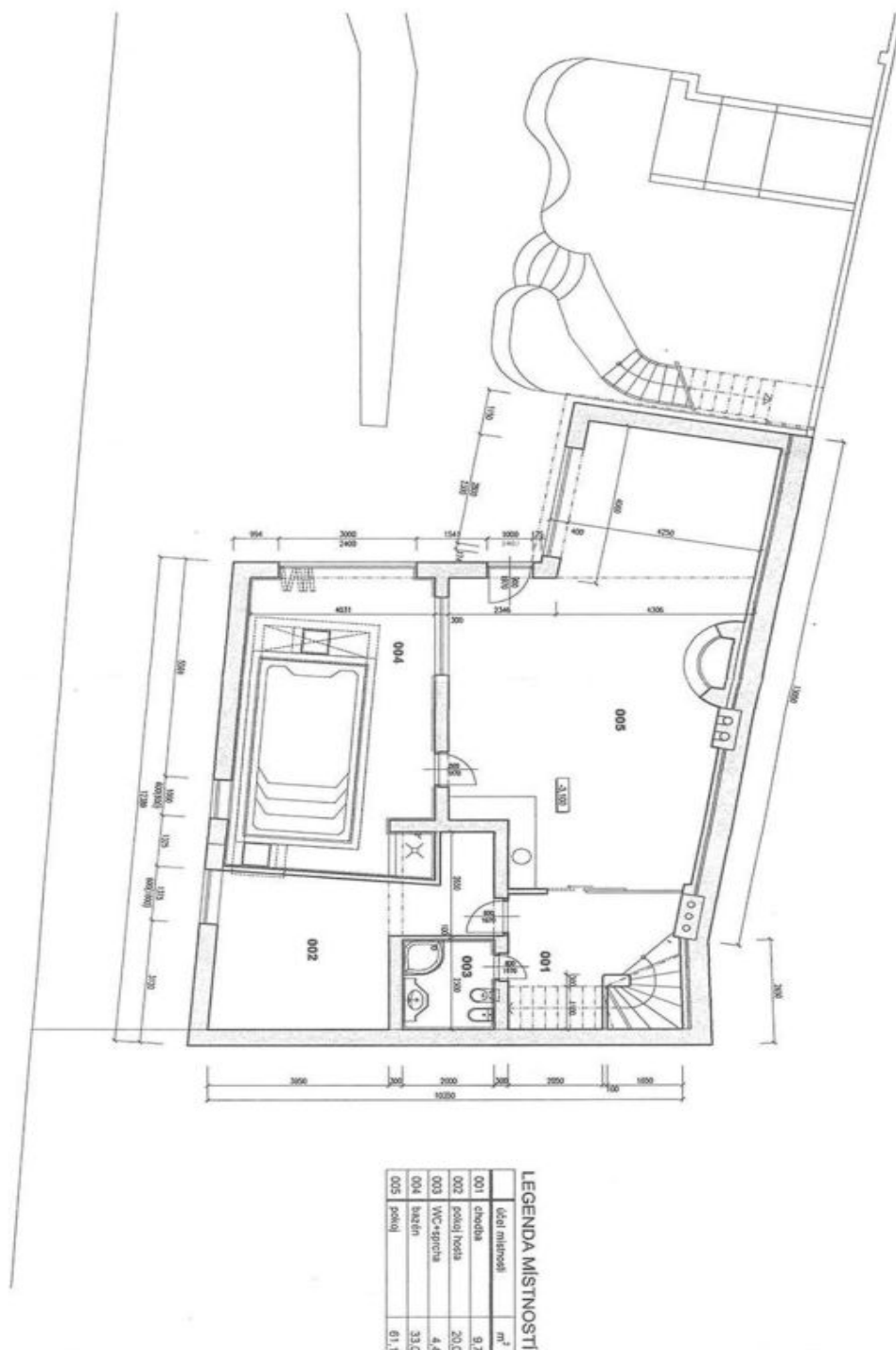
## PŮDORYS PODKROVÍ 1:100



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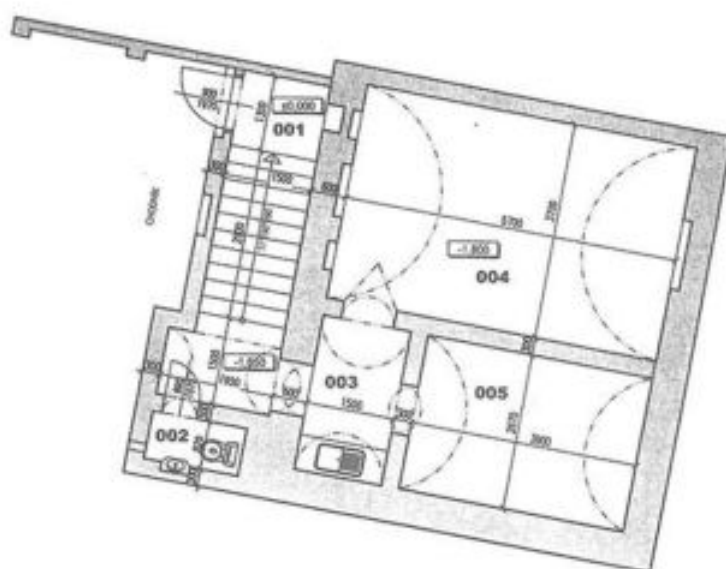
## PŮDORYS SUTERÉNU 1:100



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LEGENDA MÍSTNOSTÍ

|     | účel místnosti   | m <sup>2</sup> |
|-----|------------------|----------------|
| 001 | vstup, schodiště | 9,6            |
| 002 | WC               | 1,5            |
| 003 | chodba           | 4,5            |
| 004 | sklep            | 21,1           |
| 005 | sklep            | 10,4           |

**PŮDORYS SKLEPA 1:100**