

House Five-bedroom (6+1)

Sold

305 m², Brno-město, Žabovřesky, Zeleného



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Total area	305 m ²
Plot	378 m ²
Foot print	212 m ²
Garden	166 m ²
Floor area	215 m ²
Balcony	15 m ²
Parking	-
Cellar	25 m ²
Reference number	100456

This multi-generational family house from the 1930s with a south-facing well-maintained garden and a garage is located in a nice place on a quiet one-way street lined with mature trees near Wilson Forest.

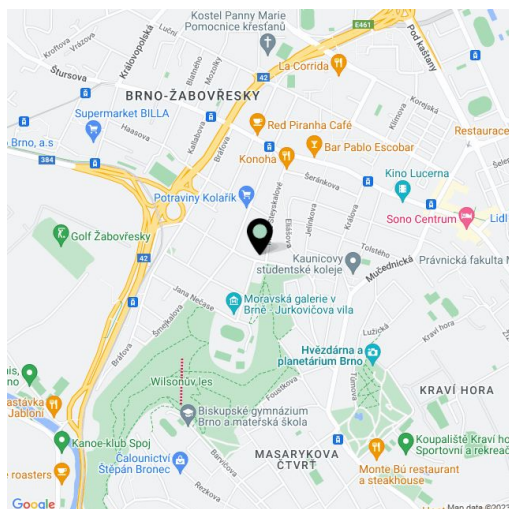
Currently, there are **3 2-bedroom apartments** with large rooms and a **balcony** (accessible from the kitchen). The unit on the ground and 1st floors has a floor area of **75 sq. m.**, and the attic apartment **65 sq. m.** In the basement is a **garage** and **3 cellars**, 1 of which is equipped with a toilet and a water connection, and 1 has a **window and an entrance from the garden**. The cellars can therefore be turned into an additional usable area.

The house was built in 1936; ongoing maintenance guarantees a **very good condition**, but the interiors require modernization. Facilities include **wooden Euro-windows**, remote-controlled outdoor **blinds** on some windows, **parquet and wooden floors** (tiles in the bathroom and toilet), 3 gas boilers, **air-conditioning** in 1 room, and a **well-maintained garden** with outdoor seating under an **awning**. Parking for 2 cars is possible in the garage; another space is in front of the house.

A popular and quiet residential location in Žabovřesky, in the vicinity of a **forest park**, yet easily accessible by public transport or by car from the D1 highway. A kindergarten and elementary school, a grocery store, a restaurant, a cafe, and a tram stop are within easy walking distance. The tram ride to **the city center takes less than 10 minutes**.

Usable area 305 m², floor area 215 m², balconies 15 m², garage 50 m², built-up area 212 m², garden 166 m², plot 378 m².

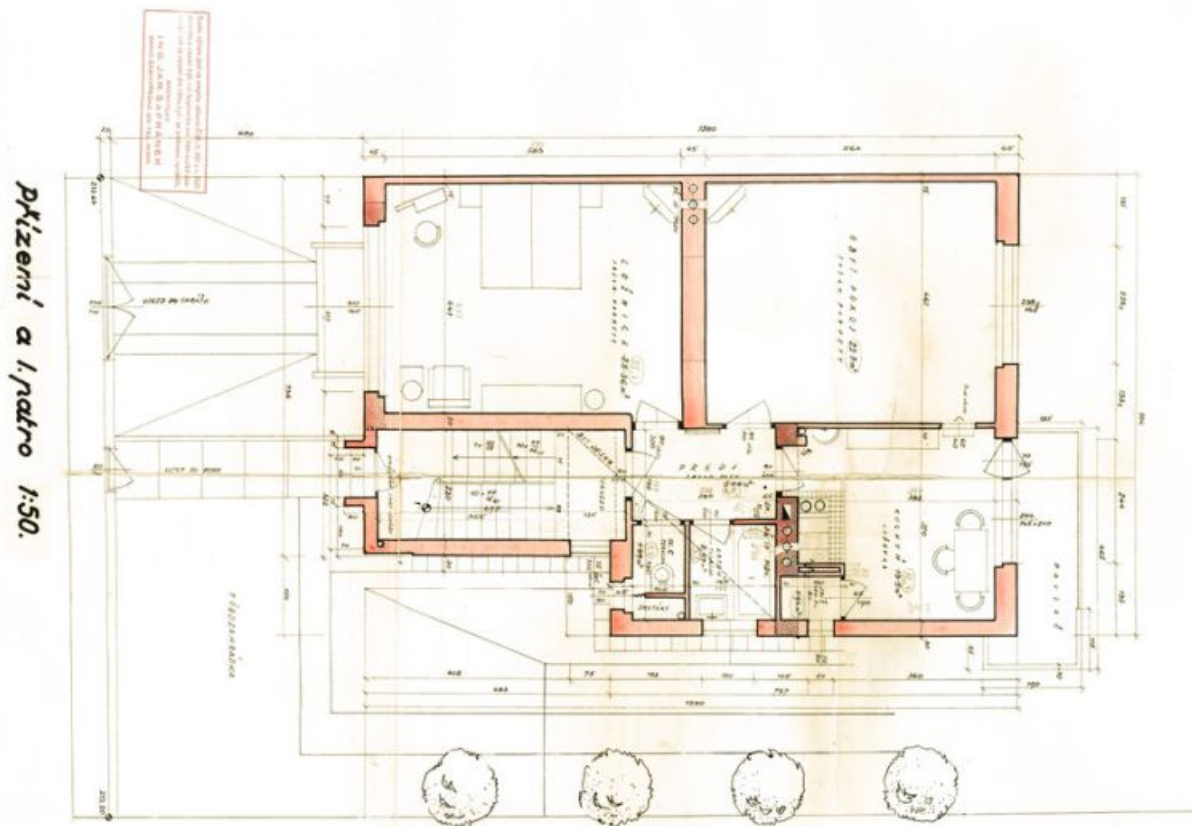
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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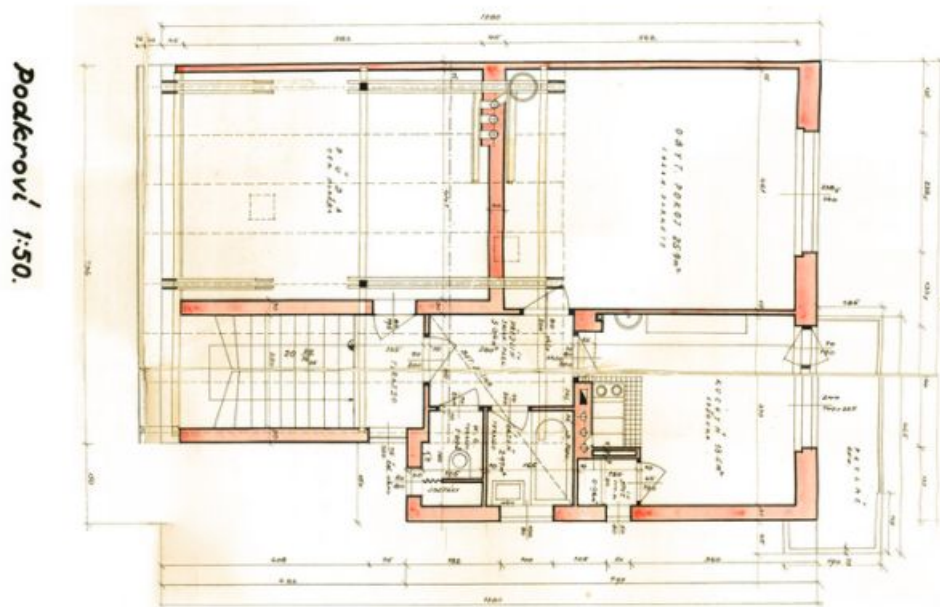
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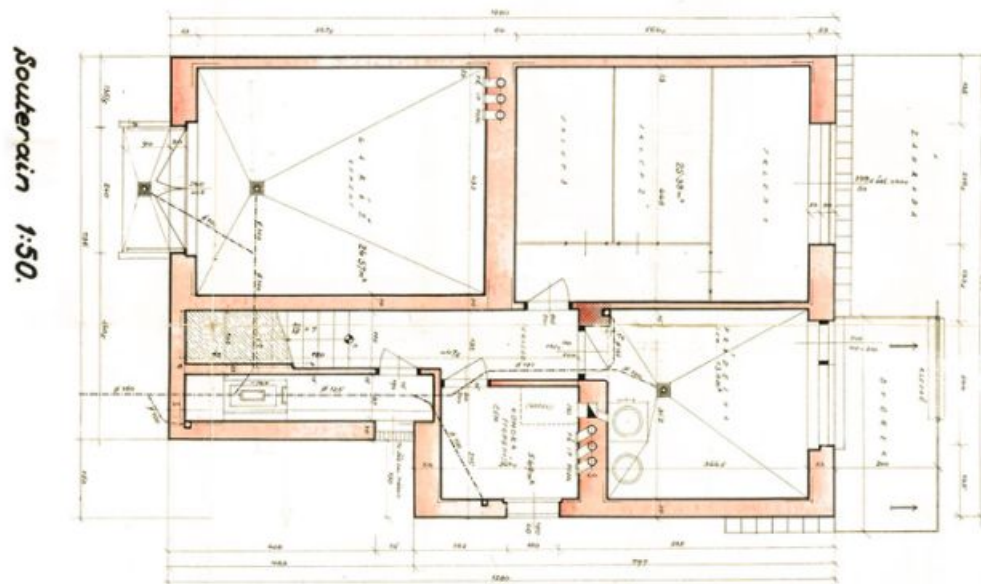
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