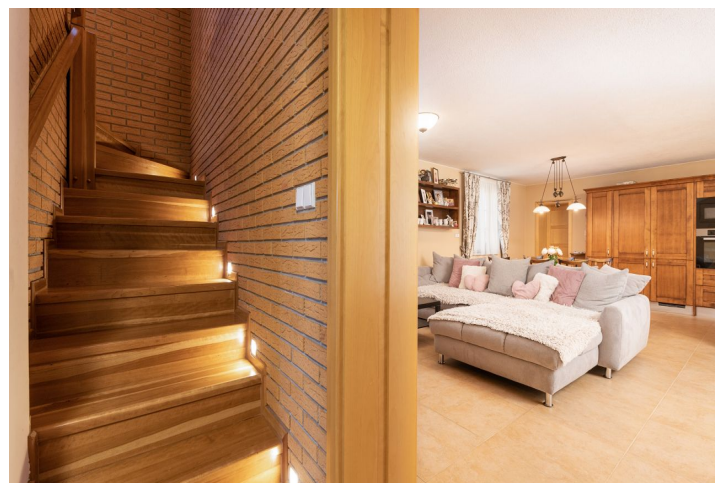


House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany

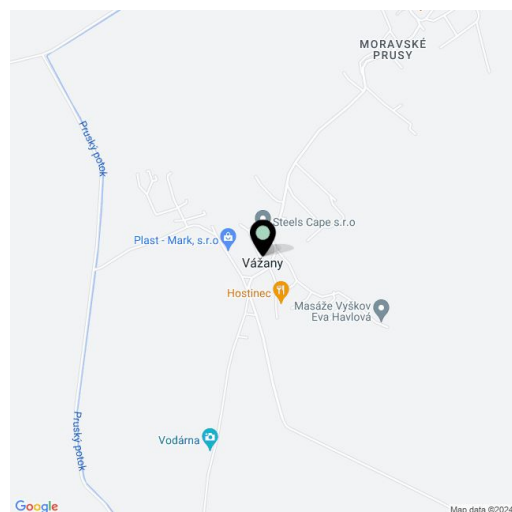


House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany

Total area	435 m ²
Plot	4 806 m ²
Foot print	904 m ²
Garden	3 345 m ²
Floor area	316 m ²
Terrace	26 m ²
Parking	2 double garages + outdoor parking space in the yard
Garage	78 m ²
Cellar	15 m ²
PENB	G
Reference number	102253



This comfortable family house on a large plot with a stunning garden with water features and parkland provides enough space even for a large family, who will find perfect privacy here. The property is part of the village of Vážany surrounded by the beautiful rolling landscape of Haná, less than half an hour's drive from Brno.

The practical layout consists, on the ground floor, of a living room with a dining area, an open plan kitchen, and a **terrace with a pergola**, a laundry room, a bathroom, a separate toilet, a **large pantry**, a stairwell, and a foyer with access to the **double garage**, which also has access to the **garden**. On the first floor is a master bedroom (40 m²) with a walk-in wardrobe, 2 additional bedrooms, a bathroom, and a **separate small apartment** (with its own energy meters) containing a room, a kitchen, a bathroom, a hall, and a sleeping loft. The property also includes another building with a "**black kitchen**" with a water supply, above which is a storage area. There is also a **wine cellar** in the garden.

The house made of burnt polished bricks was approved in 2008. Windows are plastic with double glazing, **insect nets**, and interior blinds, and the floors on the ground floor are tiled. On the first floor are **wooden (cherry) floors** and the staircase is also made of **wood**. The Koryna kitchen is equipped with **Miele** appliances; the laundry room has a water softener. The living room is cozy thanks to a **wood-burning fireplace**, and the main heat source is a gas condensing boiler, while **2 solar panels** are used for hot water. The upper floor is **air-conditioned**. Facilities also include a security system with sensors and outdoor cameras. Parking is provided by a **double garage** next to the house for 2 cars, a motorbike, and bicycles, and another **separate garage** for 2 cars, and an **outdoor parking space** in the yard or on a paved area by the entrance. Sufficient water for flushing or irrigation is ensured by **2 water wells**, one dug (approx. 11 m) and the second drilled (6 m). The garden is characterized by a **large ornamental lake and pool** connected to a **stream**. The 7 x 3.5 m **swimming pool** has a cover, **counter-current system**, and salt water.

There is a kindergarten about 100 m from the houses, as well as a grocery store, restaurant, and **park** with a playground. There is a small elementary school in the neighboring village and other schools and amenities are in Vyškov, 10 minutes away by car. The village also has a bus connection to Vyškov. Driving to Brno, for example, is faster via the nearby access to the D1 highway. The beautiful surrounding countryside, which also includes the **Buchlovské Hills or the Dražanská Vrchovina Mountains**, is criss-crossed by hiking and bike trails.

House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany

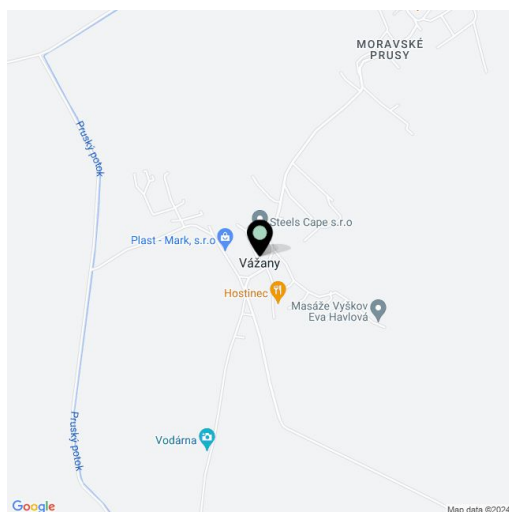
Total area	435 m ²
Plot	4 806 m ²
Foot print	904 m ²
Garden	3 345 m ²
Floor area	316 m ²
Terrace	26 m ²
Parking	2 double garages + outdoor parking space in the yard
Garage	78 m ²
Cellar	15 m ²
PENB	G
Reference number	102253

Usable area of the house 435 m² (of which terrace 26 m², garage 78 m² and cellar 15 m²), built-up area 904 m², the second garage 80 m², usable area of another building 190 m², garden 3,345 m², plot 4,806 m².

The offered property can be purchased together with the **opposite house**, in need of complete reconstruction, standing on a **plot of land measuring 1,309 m²**. This second property can be used, for example, for breeding animals, storing large collections, building garages for vintage cars, etc. The two houses are separated by a quiet street.

Usable area of the second house is approximately 200 m², built-up area 389 m², garden 920 m², plot 1,309 m².

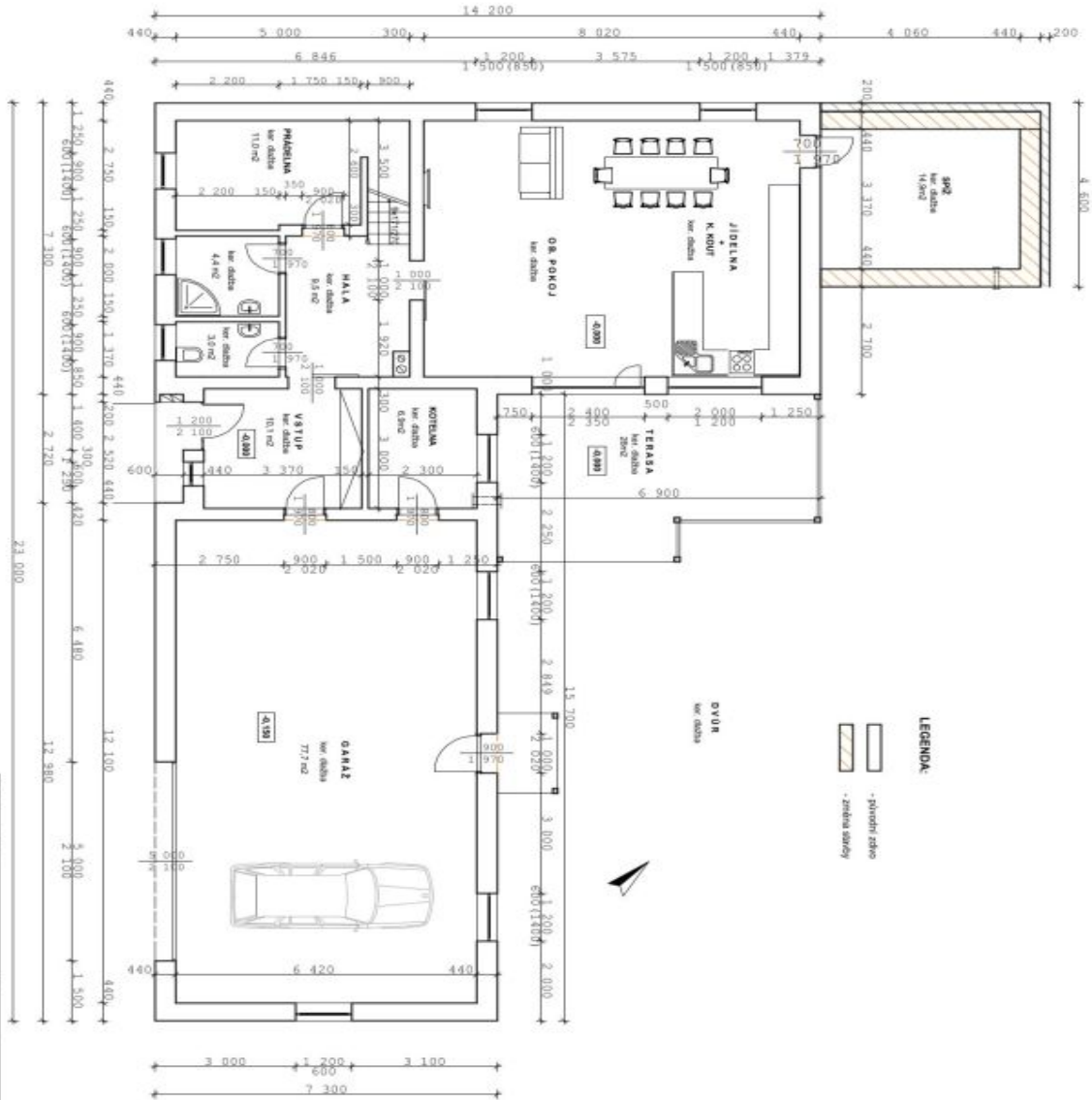
It is possible to buy a set of properties with the opposite house for a price of CZK 28,900,000.



House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany



LEGENDA:

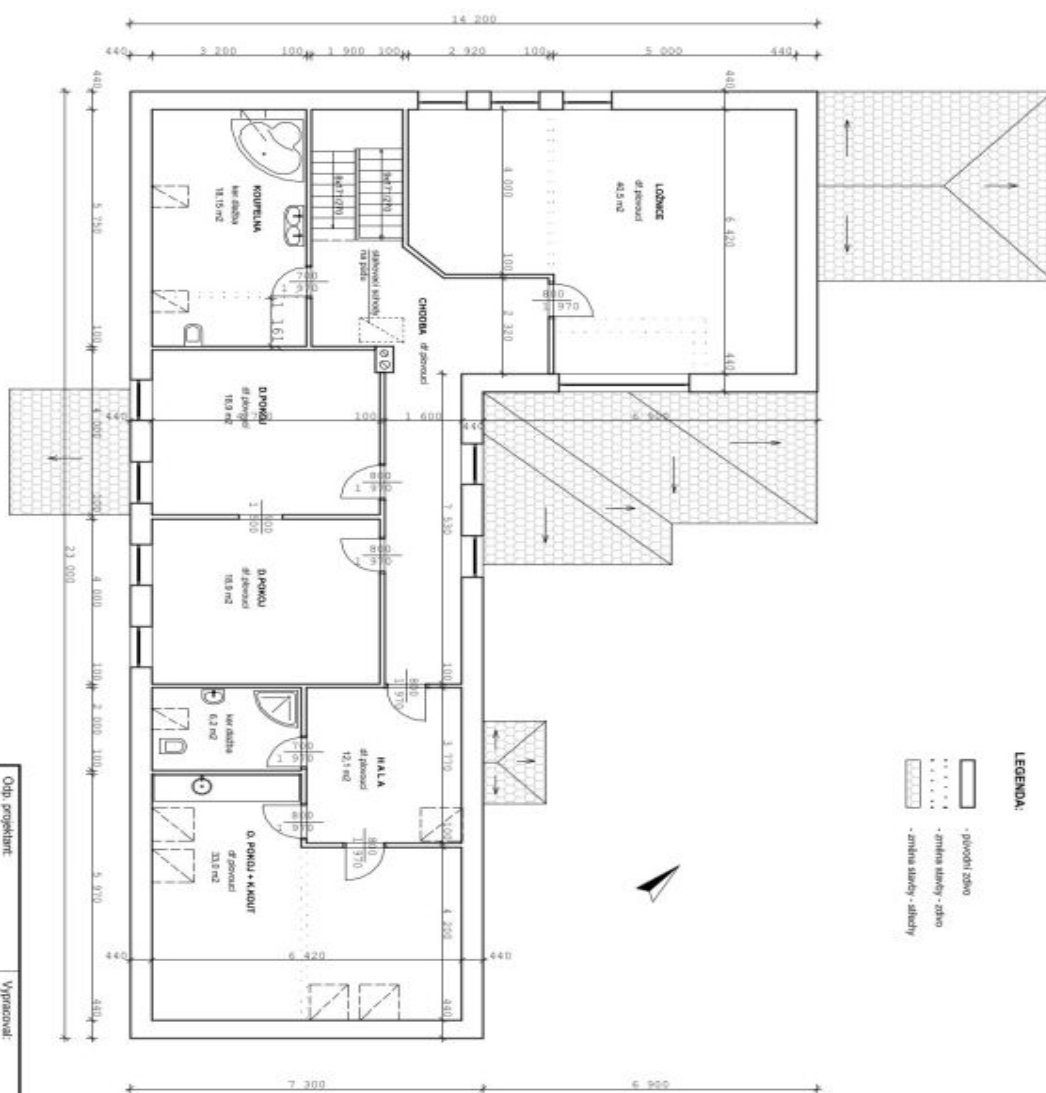
- plošný zdatok
- zhruba sčrty

Odp. projektant:		Výpracovník:	
Ing. Anna Brunčelková		Ing. Anna Brunčelková	
Miesto stavby:	Vážany, parcela číslo 16, 19/1, 19/3, 8.25/2	PROJEKČNÍ KANCELAR	
Investor:	Jam Gotwald, Sekaninova 883/2, Brno, PSČ 614 00	Ing. Anna Brunčelková, Ráplova 3, Vyškov, PSČ 682 01, Email: atencion@annabrunco.cz	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Datum: XI/2009	
Stavovací část:	Půdorys I NP - přízemí	Měřítko: 1 : 100	
		Stupeň: zhruba sčrty	
		Číslo výpisu: P2	

House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany



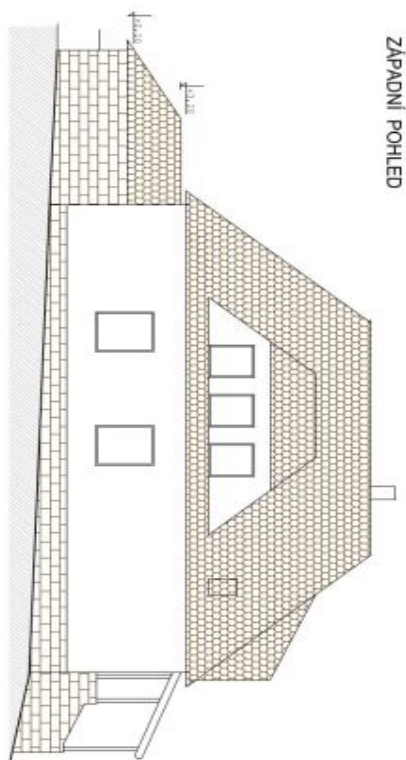
- LEGENDA:**
- ploštinový záhon
 - omietka stenový - záhon
 - omietka stenový - silychty

<p>Odp. projektant: Ing. Anna Bundešková</p> <p>Miesto sídly: Vážany, parcela číslo 16, 191, 193 a 252</p> <p>Investor: Jan Göttschal, Štekarova 893/2, Brno, PSČ 614 00</p> <p>Stavba: Novostavba rod. domu ve Vážanech - ZMĚNA</p> <p>Správní část: Půdorys II NP - podírovi</p>	<p>Výpracoval: Ing. Anna Bundešková</p> <p>PROJEKČNÍ KANCELÁŘ Ing. Anna Bundešková Rybecká 26, tel. 002424727 Email: annevilliams@svoboda.cz</p> <p>Číslo výkresu: F3</p>
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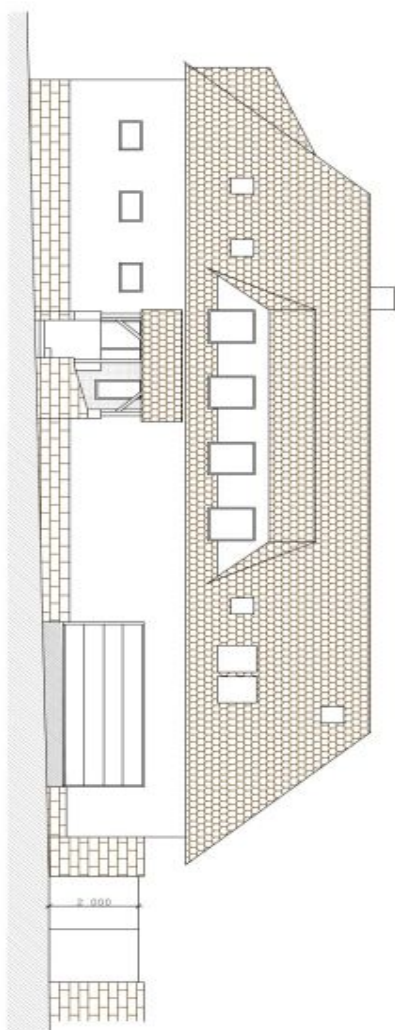
House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

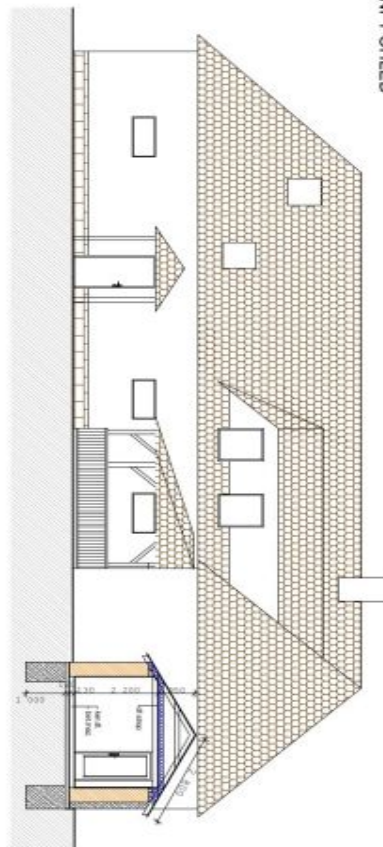
€ 1 037 452 | CZK 25 900 000




ZÁPADNÍ POHLED



ULIČNÍ POHLED



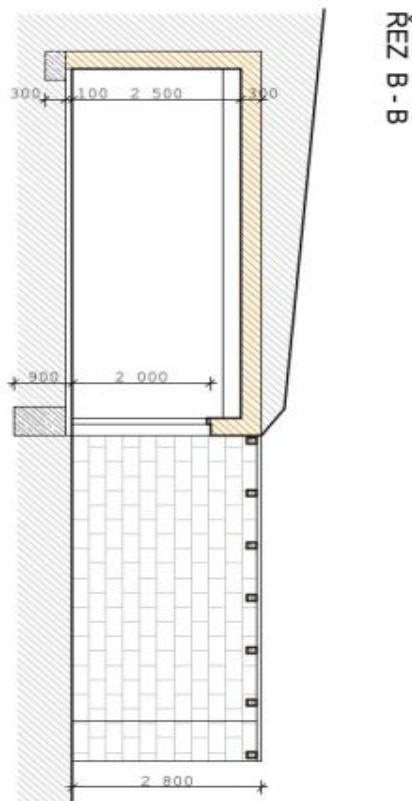
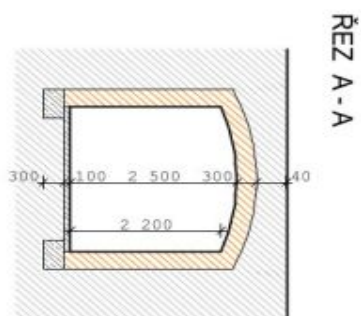
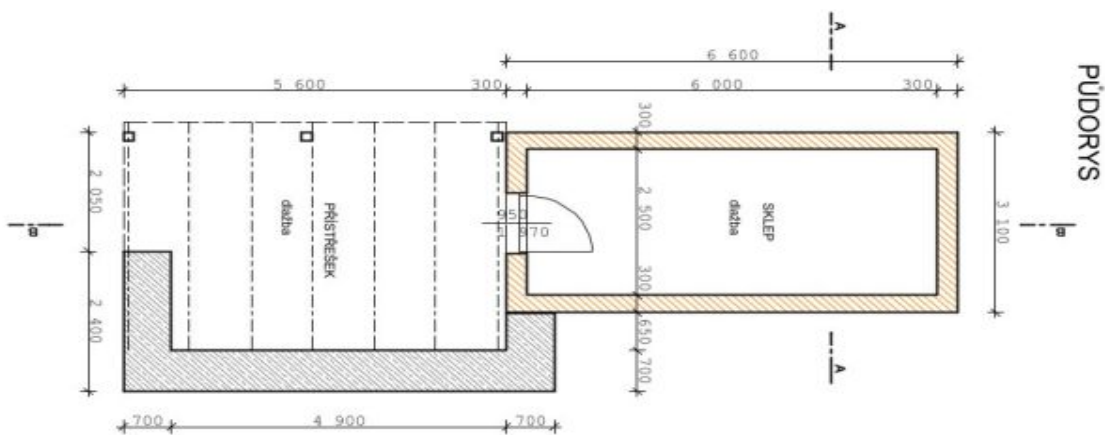
DVORNÍ POHLED

Obj. projektant:	Vypracoval:	 PROJEKČNÍ KANCELÁŘ Ing. Arno Bundešovič Kvapilova 28, tel. 602 64 31 77 E-mail: arno@svoboda-williams.cz
Ing. Arno Bundešovič	Ing. Arno Bundešovič	
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 29/2	
Inovace:	Jiný Gedeonův, Sekaninova 893/2, Brno, PSČ 614 00	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	
Stavební část:	Pohledy	Číslo výkresu: FA

House Five-bedroom (6+kk)

€ 1 037 452 | CZK 25 900 000

435 m², Vyškov, Vážany



POZNÁMKA:

Sklep je zděný z cihelnou klenbou.

Přístřešek před ním je ohrázen z betonových tvánic a zakryt pulverovou střechou, podopřeno z přední strany dřevěnými sloupky.

Objektant:	Ing. Anna Bruncliková	Vypracoval:	Ing. Anna Bruncliková
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2	Datum:	XI / 2009
Investor:	Jan Gottwald, Sekaninova 893/2, Brno, PSČ 614 00	Mřítko:	1 : 100
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Stupeň:	změna stavby
Stavění část:	Sklep	Číslo výřezu:	F8