

House Four-bedroom (5+kk)

Sold

244 m², Brno-město, Brno - Černá Pole, Martinkova



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Total area	244 m²
Plot	280 m²
Foot print	136 m²
Garden	144 m²
Floor area	234 m²
Terrace	10 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	31920

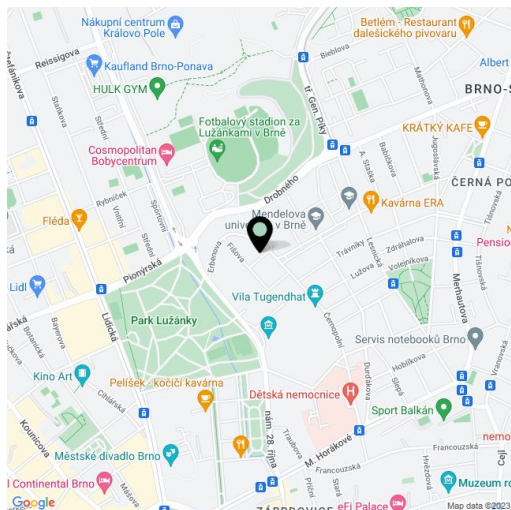
This terraced family house with a southeast-facing garden is situated in a quiet part of the prestigious Černá Pole neighborhood, just a few steps from Lužánky Park, Villa Tugendhat, the Botanical Garden, or a sports complex.

The current layout consists of 4 living rooms. According to the proposed modifications, the entry level would consist of a living room connected to a dining area and the adjoining kitchen with a door, a pantry, a foyer, a staircase hall, and a guest toilet. On the 1st floor, there can be 2 bedrooms with their own dressing rooms, a closet, a bathroom, and a separate toilet. In the attic, the design includes 2 bedrooms and a bathroom. The spacious basement can be used as a bicycle room, sports and garden equipment storage, a cloakroom, and a laundry and utility room.

The house is cleaned and ready to be completely reconstructed. The purchase price already includes an **architectural study** prepared by the **AEIOU studio** in Brno. The house is connected to the gas supply, so heating can be by a gas boiler (in combination with **fireplace stoves**). The garden has a charming **mature apricot tree**.

The house is on a one-way side street adjacent to the university campus. Within walking distance, there are cafes, restaurants, a pharmacy, kindergartens, and elementary schools. The **Lužánky Park**, **Schreber's Gardens**, and many sports facilities (tennis and badminton hall, squash court, hockey and ice rink, indoor swimming pool, volleyball courts, skatepark, etc.) are all nearby. A bus and tram stop are not far, and the ride to the city center takes 10 minutes.

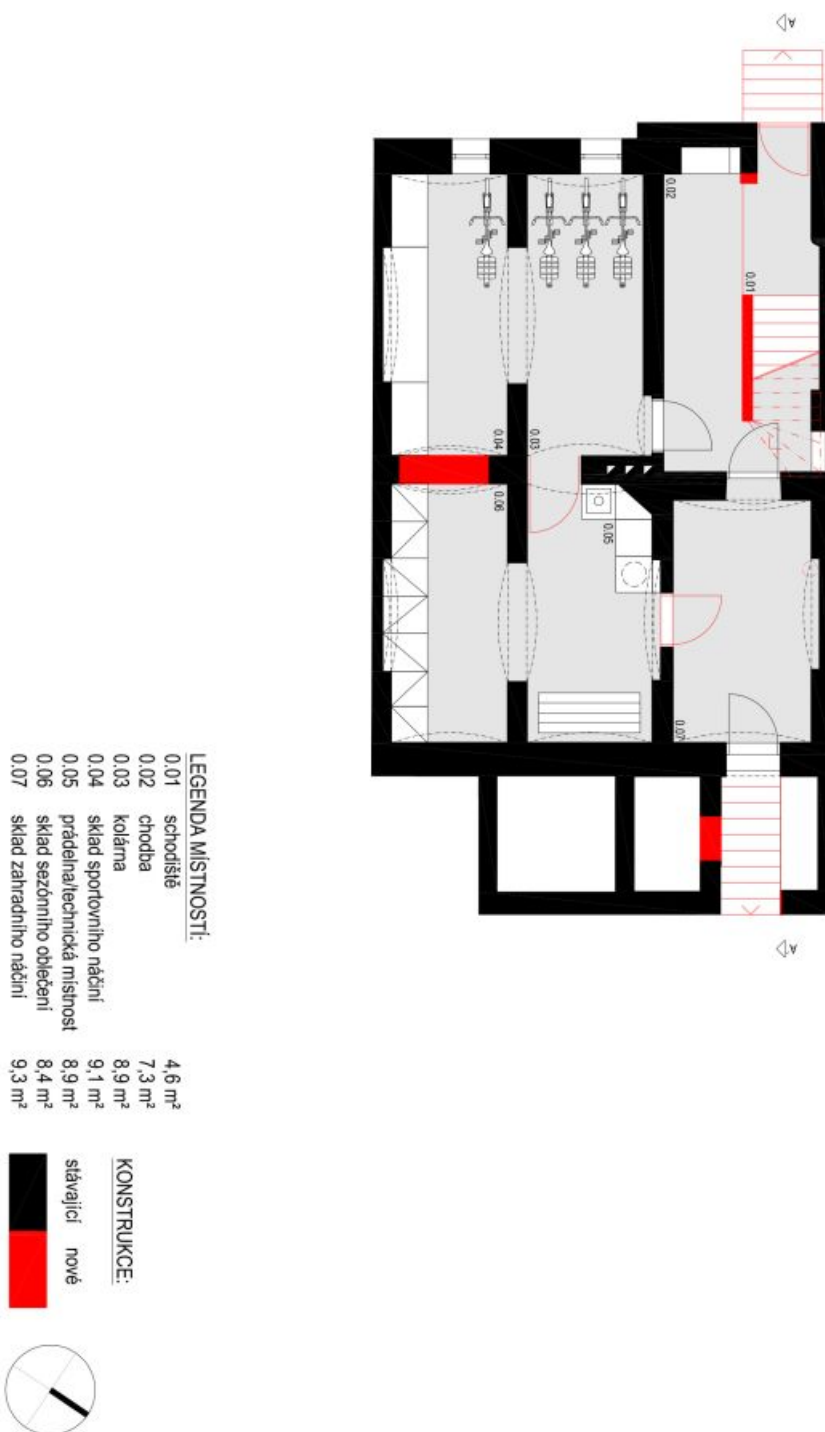
Interior 234 m², built-up area 136 m², garden 144 m², plot 280 m².



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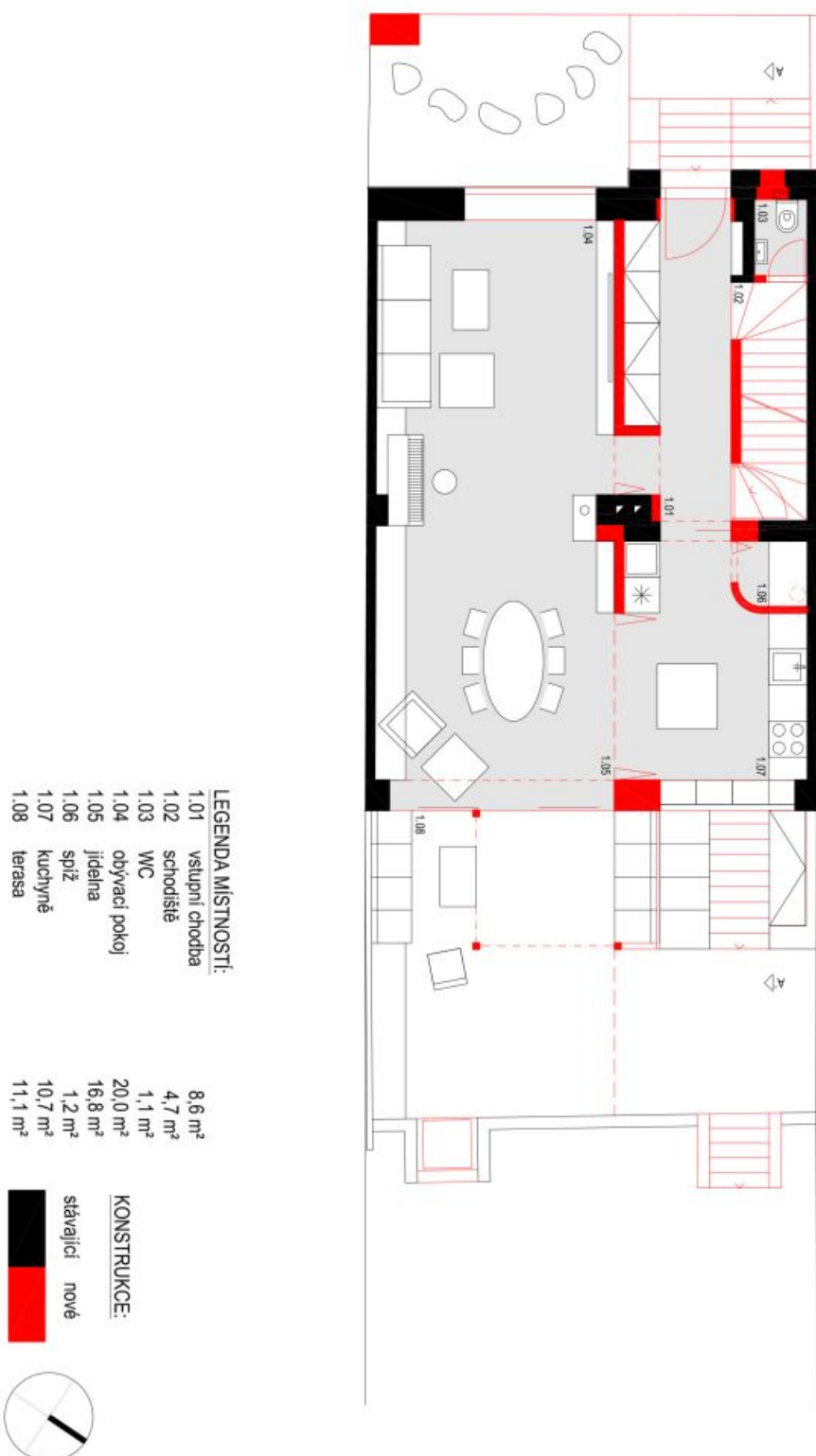
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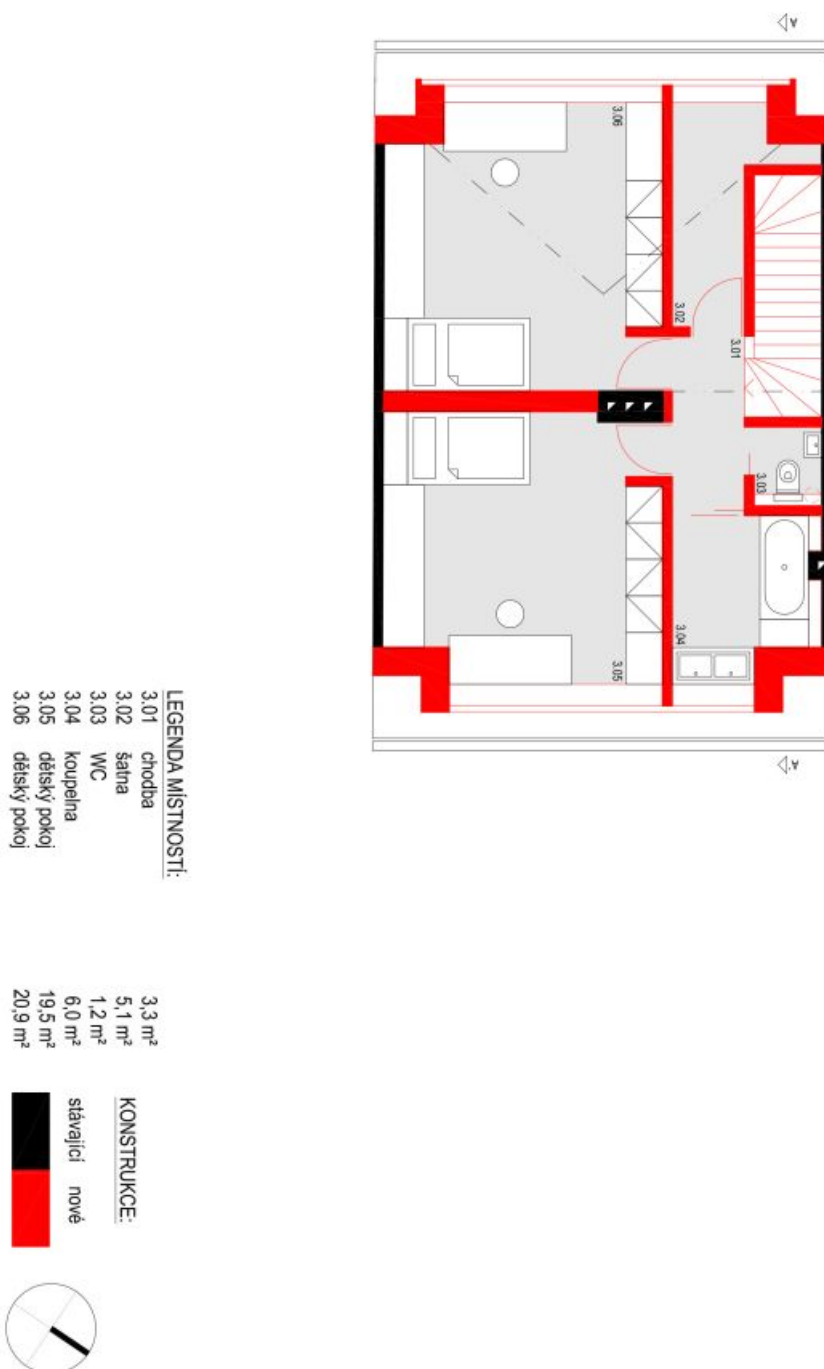
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