

## House Five-bedroom (6+kk)

Sold

197 m<sup>2</sup>, Žďár nad Sázavou, Žďár nad Sázavou



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Total area	197 m <sup>2</sup>
Plot	707 m <sup>2</sup>
Foot print	148 m <sup>2</sup>
Garden	559 m <sup>2</sup>
Floor area	170 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	C
Reference number	36181

This fully equipped brick family house from 2014 with a southwest-facing garden and a view of the forest is located near a castle park on the outskirts of Velké Meziříčí set at the confluence of the Oslava and Balinka rivers. The place is easily accessible thanks to the D1 highway and is surrounded by the beautiful landscape of the Vysočina Region.

Due to its sloping terrain, the main entrance to the house is located on the upper floor, where there is also a living room with **windows facing the garden**, a study, a toilet, and a kitchen with a dining area, which is followed by a **terrace with beautiful views**. Below, on the level of the main part of the garden, is the master bedroom with a preparation for an en-suite bathroom (now a walk-in closet with a connection for a washing machine), 2 children's rooms, a second study with **access to the garden**, and a bathroom and utility/storage room under the stairs.

Facilities include plastic windows with **triple-glazed panes** and exterior motorized blinds, vinyl floors, tiles in the bathroom and utility room, veneered interior doors, electric **underfloor heating**, a video entry phone, a **security system**, a preparation for a **fireplace and central vacuum cleaner**, and a kitchen with **Bosch** appliances. You can park in the **garage** and on a paved area in front of it. The house is brick (including internal partitions), **Bramac** roofing. The property is connected to the sewerage system and municipal water supply.

Located almost at the end of a cul-de-sac, the house provides **perfect privacy** yet the city center is only a 15-minute walk away. With a beautiful historic core and a renovated Jewish quarter, there is not only plenty to see in the city, but also a full spectrum of services. Velké Meziříčí has train and bus connections to the surrounding towns. The surrounding area offers many hiking routes, for example to the **Balinský** or **Nesměřské valleys**.

Interior 170 m<sup>2</sup>, built-up area 148 m<sup>2</sup>, garden 559 m<sup>2</sup>, land 707 m<sup>2</sup>, garage 16.2 m<sup>2</sup>.