

## House Five-bedroom (6+kk)

Sold

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

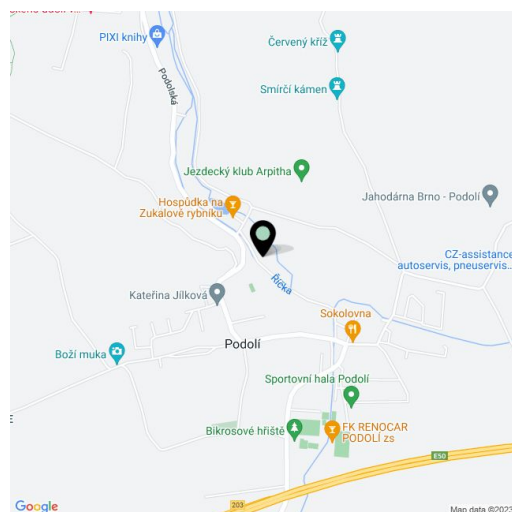


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Total area	546 m <sup>2</sup>
Plot	3 372 m <sup>2</sup>
Foot print	267 m <sup>2</sup>
Garden	2 456 m <sup>2</sup>
Floor area	511 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Garage for 3 cars + 3 outside spaces
Garage	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.

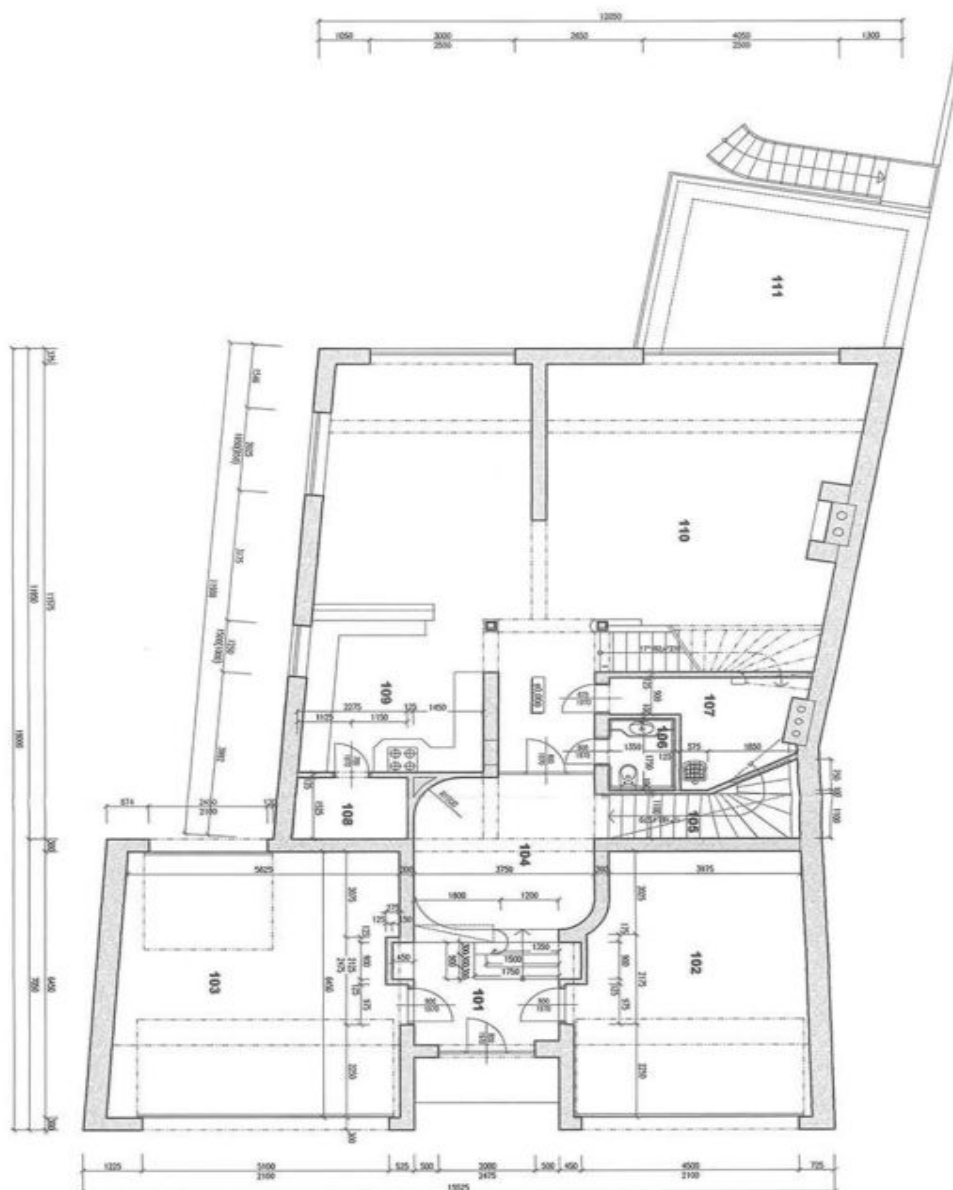
In the village is a kindergarten and primary school, a grocery store, several playgrounds, and sports activities are provided by a sokol hall, a sports hall, a football field, and a **pumptrack**. **Hiking trails and a bike path** pass through the area, and some go to the **U Kadcova mlýna reservoir** 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 m<sup>2</sup>, built-up area 267 m<sup>2</sup>, garden 2,456 m<sup>2</sup>, land 2,723 m<sup>2</sup>.

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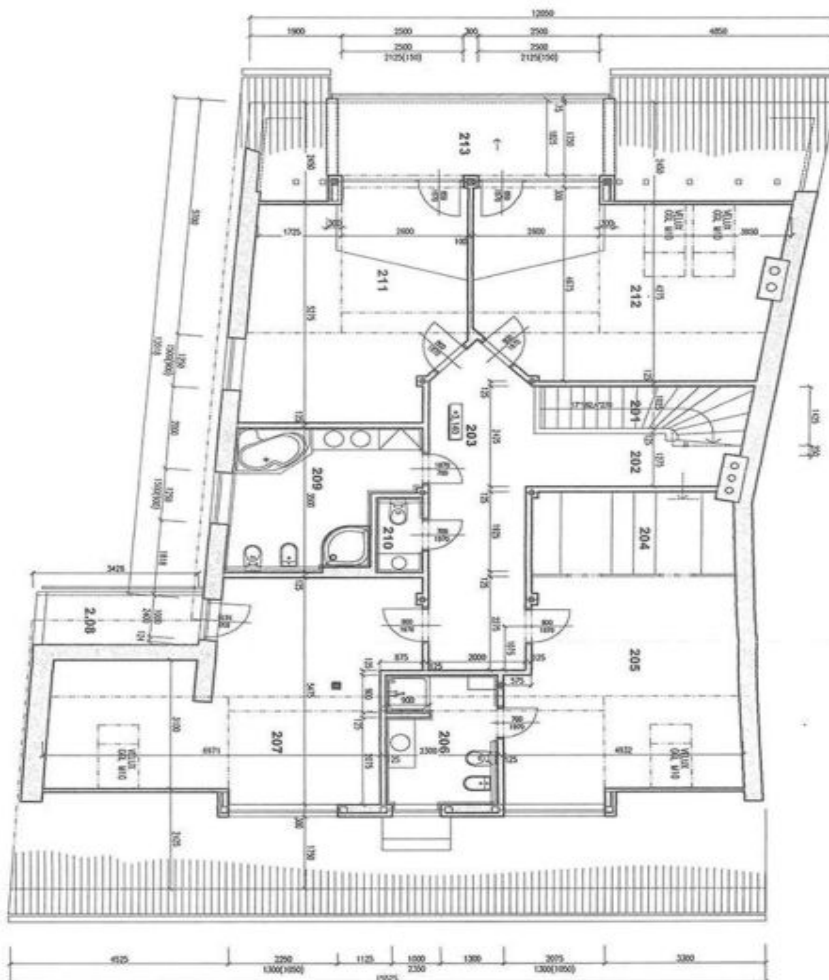
LEGENDA MÍSTNOSTI	
číslo místnosti	m <sup>2</sup>
101 zaskvň	8,1
102 garáž	29,6
103 garáž	38,5
104 hala	13,9
105 schodiště	
106 WC	2,9
107 pokoj	8,8
108 kuchyně	3,7
109 kuchyně	13,7
110 obytný pokoj	75,7
111 terasa	20,7

**PŮDORYS PŘÍZEMÍ 1:100**

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LEGENDA MÍSTNOSTÍ

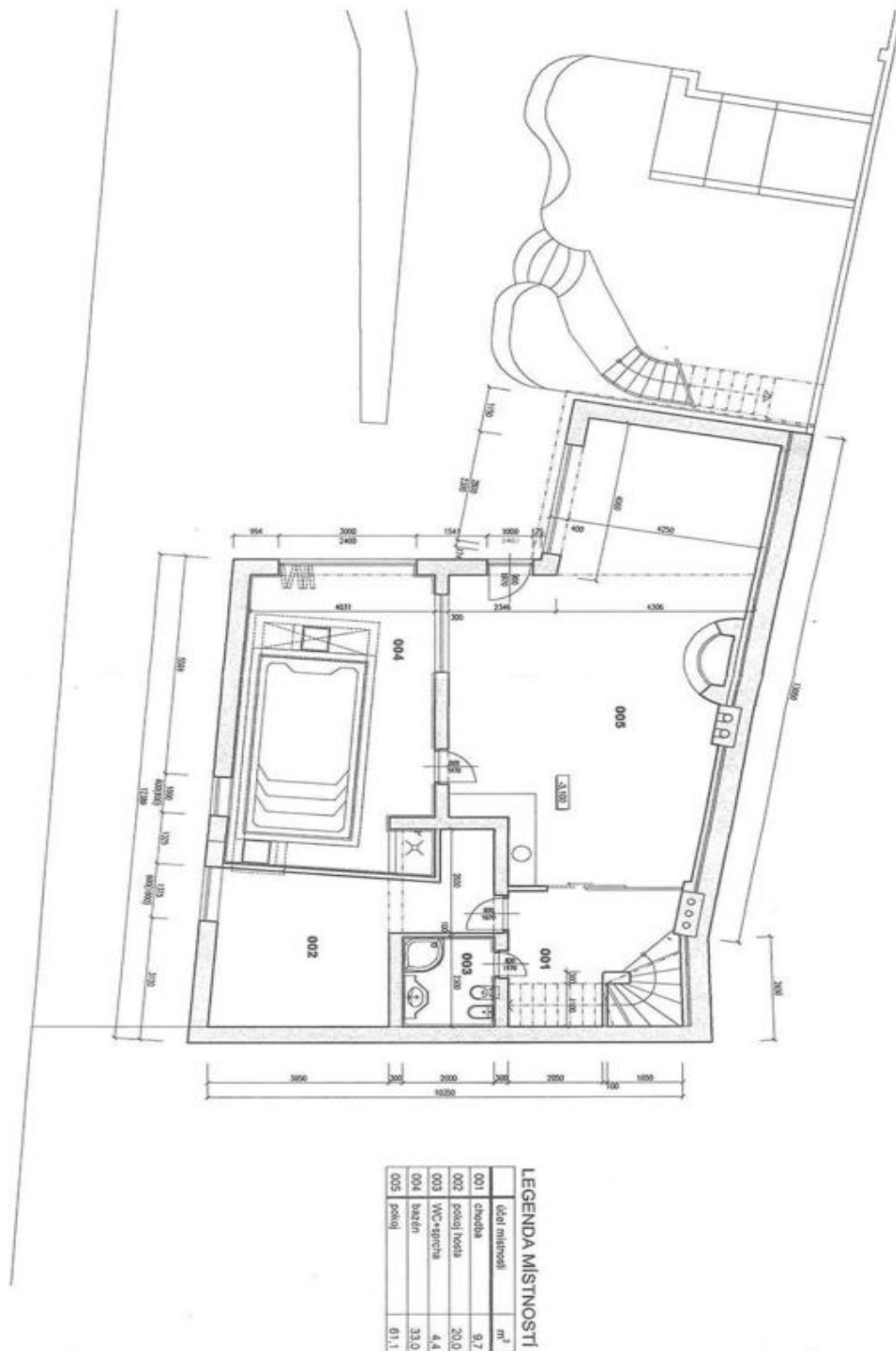
číslo místnosti	účel místnosti	m <sup>2</sup>
201	obývací	33
202	obývací	15,6
203	obývací	8,0
204	obývací	24,2
205	obývací	7,0
206	obývací	30,6
207	obývací	4,2
208	obývací	11,4
209	obývací	1,6
210	obývací	23,6
211	obývací	26,2
212	obývací	10,3
213	obývací	

## PŮDORYS PODKROVÍ 1:100

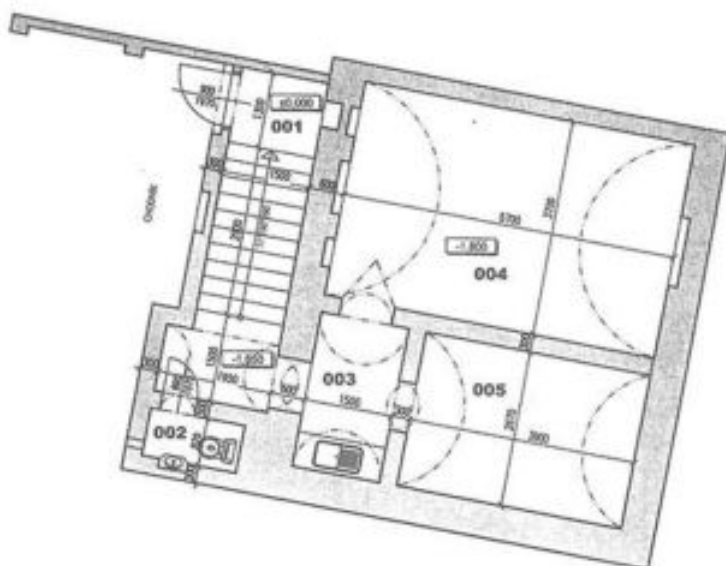
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## PŮDORYS SUTERÉNU 1:100

**House Five-bedroom (6+kk)****Sold**546 m<sup>2</sup>, Brno-venkov, Podolí**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**