



## House One-bedroom (2+1)

Rented

150 m², Brno-město, Kníničky, Hrázní







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|                  |                           |
|------------------|---------------------------|
| Total area       | 150 m²                    |
| Plot             | 1 615 m²                  |
| Foot print       | 45 m²                     |
| Garden           | 1 494 m²                  |
| Floor area       | 90 m²                     |
| Terrace          | 30 m²                     |
| Parking          | Yes                       |
| Garage           | 30 m²                     |
| Cellar           | -                         |
| Service price    | Utilities are paid extra. |
| PENB             | G                         |
| Reference number | 103436                    |
| Available from   | Immediately               |

A house in the immediate vicinity of the Brno Dam. This furnished free-standing house boasting a large mature garden with a Jacuzzi and a gazebo, surrounded by nature, is located in a wonderful natural area in the neighborhood of the sought-after Maximus wellness resort, near the Brno ZOO and the Kaskáda golf resort, within walking distance of amenities and multipurpose sports grounds, and with easy access to the D1 highway by car. The house offers lovely green views of the Podkomorské forests park and the Baba nature park.

The ground floor includes a living room with a **fireplace** and French windows with access to the **garden**, a fully fitted kitchen, a windowless dining room/relaxation room with french windows, a storage/utility room, a toilet, and an entrance hall with storage space. The upper floor features an open bedroom with an en-suite bathroom (walk-in shower, toilet), dressing room and beautiful views of the dam. There is also a **guest house** with a kitchenette and a bathroom.

**Panoramic views, hardwood floors**, tiles, wooden windows, built-in storage, electric boiler, dishwasher, alarm, gate operated by remote control. **Garage and parking on the plot.**

