



House Nine-bedroom (10+kk)

Ask for price

617 m², Brno-město, Pisárky, Květná





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Total area	617 m ²
Plot	2 127 m ²
Foot print	501 m ²
Garden	1 626 m ²
Floor area	383 m ²
Balcony	15 m ²
Terrace	115 m ²
Parking	-
Cellar	104 m ²
PENB	G
Reference number	103675

Unique offer of a spacious **Functionalist villa** from the 1930s with excellently preserved original elements, a large garden, and an adjoining separate plot of land allowing for further construction. This excellent place is located in a wonderfully green and quiet area in the prestigious Pisárky district of Brno. In addition to the admirably elaborate architecture of the interior and exterior, there are breathtaking views of the garden and surrounding greenery as well as the exhibition grounds.

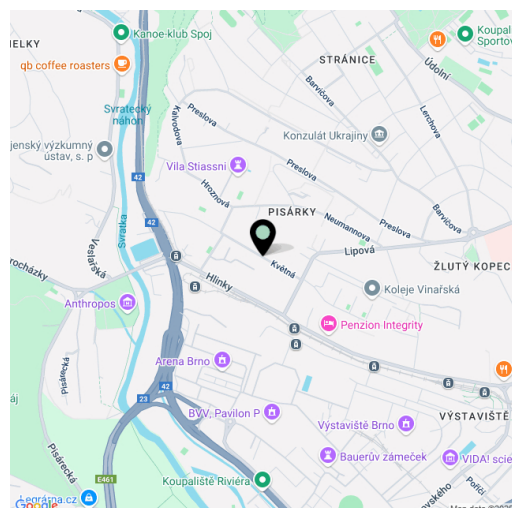
On the ground floor of the villa is a living room with an adjoining **terrace**, **conservatory**, and dining room, as well as a kitchen, a foyer, a staircase hall, a toilet, and a pantry. On the 1st floor are 3 bedrooms, a study (former maid's room), a bathroom, and a dressing room. Two bedrooms lead to the **balcony**. On the 2nd floor are 2 rooms, a toilet, a storage room, and a spectacular roof terrace. The basement contains a **separate apartment** with a kitchen, 1 room, a bathroom, a separate toilet, a storage room, and an anteroom. There is also a laundry room, dryer, cellars, and utility facilities on this level.

The house was built in 1932-1934, and its size and layout allow it to be used as a family or business residence, multi-generational housing, or a combination of housing and business. Windows are original casement, later supplemented with exterior **window blinds**. Floors are covered with **original parquets**, the interior doors are veneered with wood in a distinctive pattern, the original door handles and window handles have also been preserved, and the marble window sills and **fireplace** lining add to the overall feeling of elegance. Heating is provided by a gas boiler. The **southwest-facing garden** is well maintained, **mature trees** provide plenty of privacy and shade, **parking** is possible on the plot.

The offer includes an **adjacent plot with an area of 871 sq. m.** with the possibility of a separate entrance from Hlinky Street or from a side service road. **All utility connections** are on the plot.

This quiet neighborhood full of **architecturally significant buildings** is located near an exhibition center, a university campus, and a **recreation area** on the **Svratka** embankment. The city center is less than 15 minutes away by public transport, and you can drive to the Pisarecký tunnel and the Hlinka tunnel in no time. Just as close to the city center are large natural areas with hiking and bike routes.

Usable area 617 m², built-up area 501 m², garden 755 m² + 871 m², land 2,127 m².



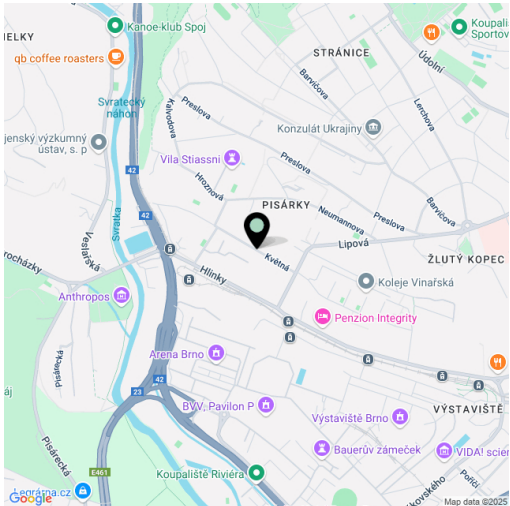


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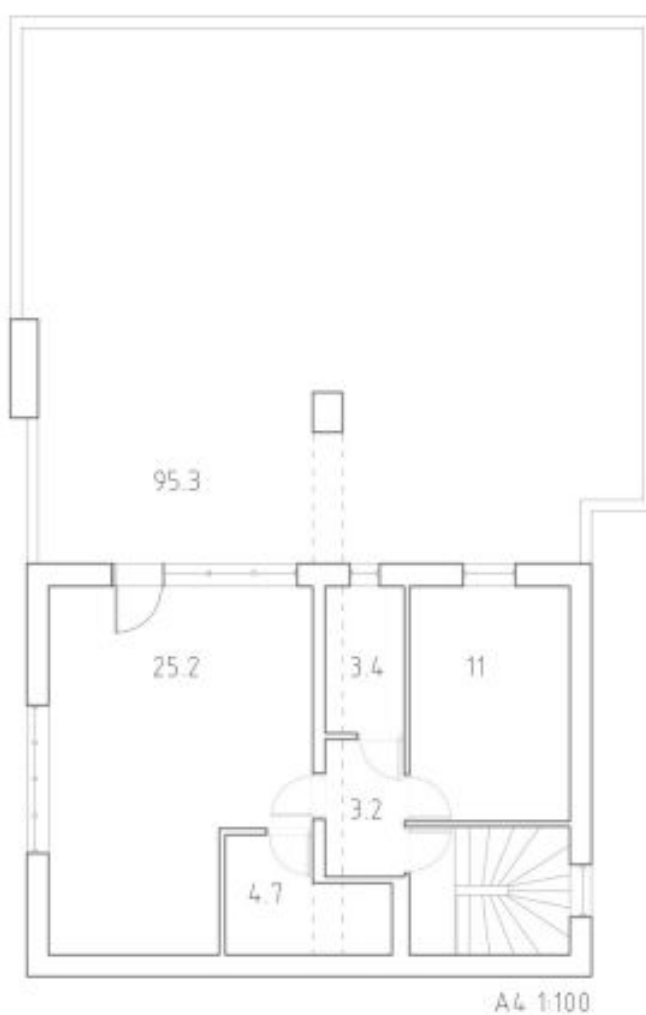




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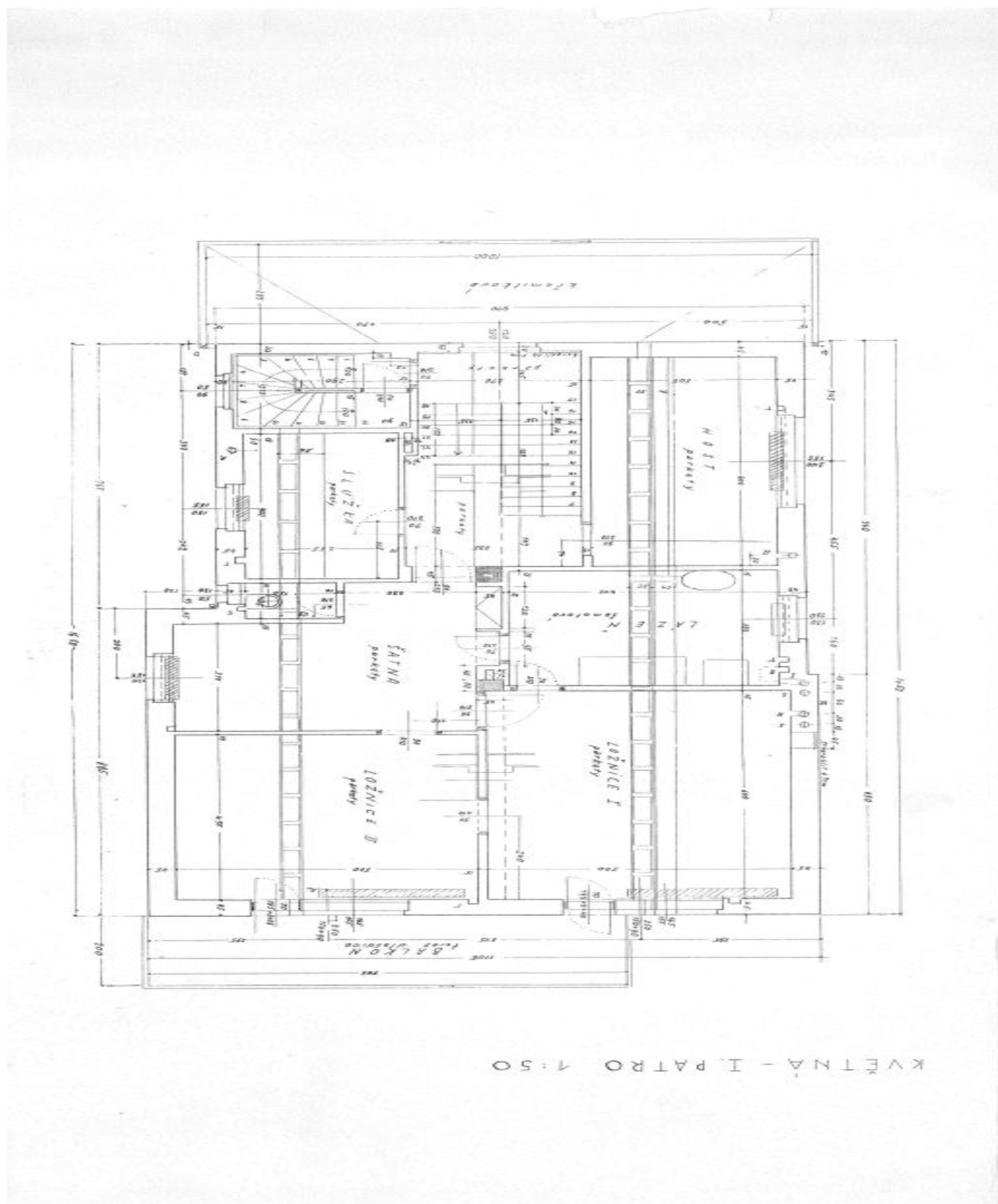




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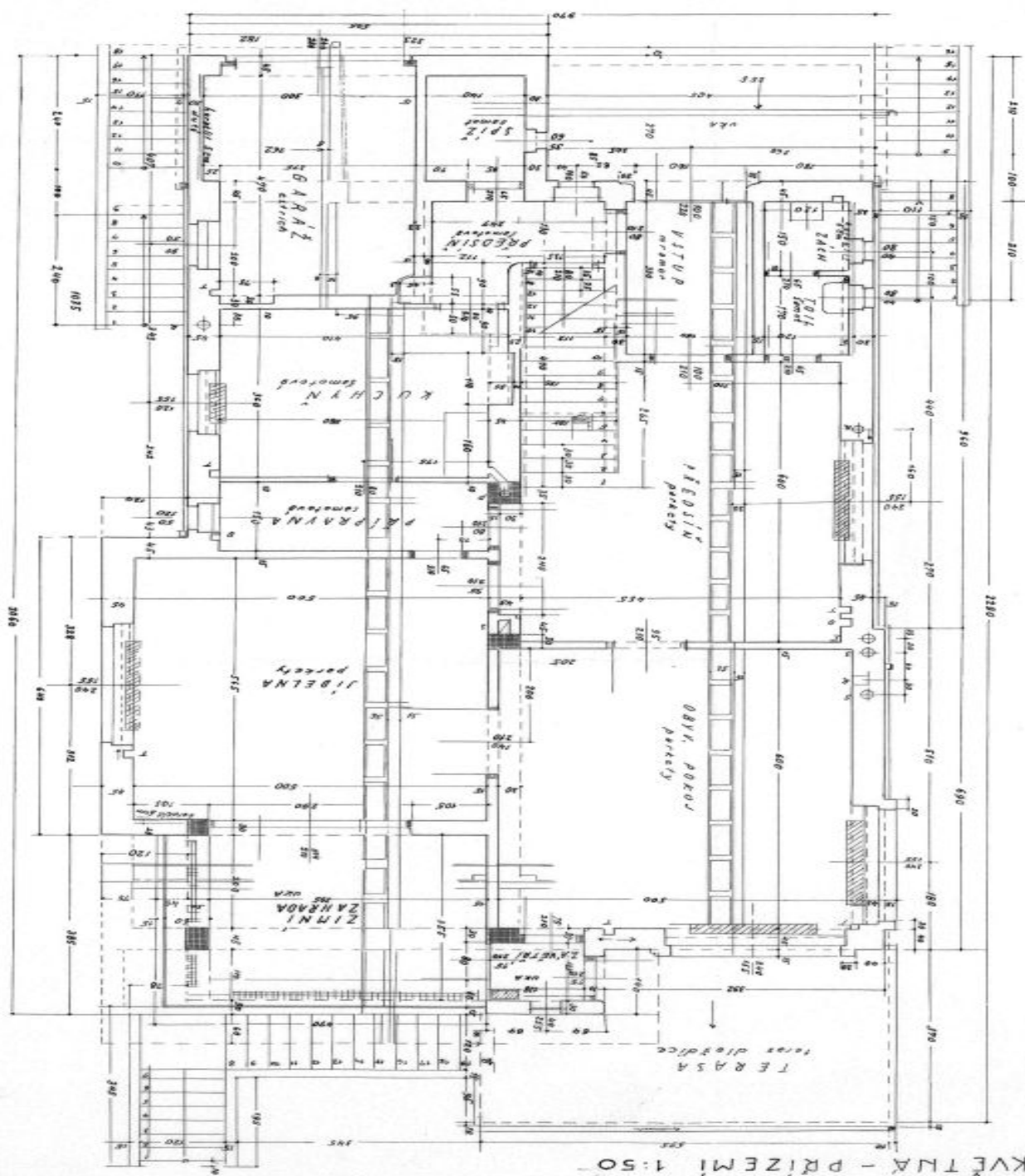




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