



## House Four-bedroom (5+1)

**Sold**

250 m², Brno-město, Žabovřesky, Mučednická





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Plot	197 m²
Foot print	92 m²
Garden	105 m²
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	106405

This terraced house with a garage and a garden is situated in the popular Brno-Žabovřesky district, from where it is close to the city center, as well as to the greenery of Wilson's forest, the planetarium, and the botanical garden. Its other advantage is excellent accessibility by public transport and the organization of various street events on neighboring Minská Street.

The house has 2 above-ground and 1 underground floors and is intended for complete reconstruction. Currently, the ground floor has a kitchen with a **balcony** and 2 separate rooms, and the 1st floor consists of 3 rooms and a bathroom. It's possible to create an additional room in the currently unused attic. The underground floor with access to the **garden** includes a **garage** and cellar spaces.

The property is connected to electricity, gas, and water, and heating is provided by a **condensing boiler**.

**Žabovřesky** offers complete civic amenities. Kindergartens and elementary schools, a high school, and the faculties of **Masaryk University**, sports grounds, a cinema, numerous restaurants and cafes are nearby, as its the **Dobrák** swimming pool and the **Kraví hora swimming area**. A number of green spaces for relaxation are in the vicinity, the largest of which are Kraví Hora Park and **Wilson's forest**. The city center is approx. 2.5 km away and is easily accessible by tram (stop 200 m from the house) or bus (stop 250 m from the house).

Total area 250 m², garden 105 m², built-up area 92 m², plot 197 m².

