



## House Four-bedroom (5+kk)

Sold

540 m<sup>2</sup>, Blansko, Horní Poříčí

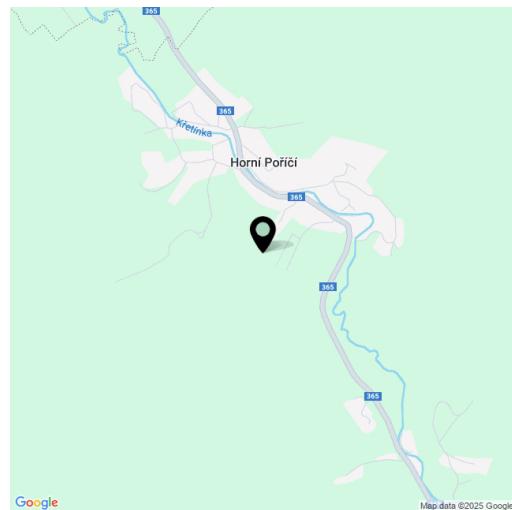




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Total area	540 m <sup>2</sup>
Plot	914 m <sup>2</sup>
Foot print	494 m <sup>2</sup>
Garden	420 m <sup>2</sup>
Floor area	224 m <sup>2</sup>
Terrace	219 m <sup>2</sup>
Parking	Garage
Garage	44 m <sup>2</sup>
Cellar	53 m <sup>2</sup>
PENB	G
Reference number	106414



**This newly built sunlit, air-conditioned comfortable villa with a sauna, swimming pool, hot tub, and practical layout is located in a perfectly quiet private area near the village of Horní Poříčí, surrounded by a picturesque undulating countryside. The village is located in a nature park near the Letovice Dam, approx. 40 km from the outskirts of Brno.**

The entire residential part of the house extending into the garden level. The layout consists of **an almost hundred-meter airy living room** with an open plan kitchen and dining area, a master bedroom with its own **walk-in closet** and bathroom, a second bedroom with an en-suite bathroom, 2 other rooms, a central bathroom, a walk-in wardrobe, a separate toilet, a hallway, a closet, and an entrance hall. From the **two-hundred-meter terrace with a pool and hot tub**, accessible from the living room, there is an entrance to the **relaxation area with a sauna**. In the basement is a **garage**, utility room, and storage spaces.

The modern brick building with a **predominantly westerly orientation** was completed in **2023**. The main element in the interior is **natural wood**, and **large windows** let in plenty of daylight. The house is **air-conditioned** and has electric underfloor heating, complemented by a **wood-burning fireplace** in the living room. The kitchen is fully equipped, and **all of the equipment of the house** is part of the purchase price.

The new building is set in a **beautiful landscape** in a place **without direct neighbors**. There is a grocery store in the village of Horní Poříčí, and other civic amenities (kindergarten and elementary school, post office) are in Křetín, which is about 5 minutes away by car or bus. It is also possible to reach **Brno** by direct bus, and the drive there by car is fast and convenient thanks to the nearby I/43 highway. In addition to the wide range of **trips on foot and by bike**, there is also the **option of natural swimming**, water sports, or **fishing in the nearby Letovice reservoir**.

Usable area 540 m<sup>2</sup>, (of which terrace 219 m<sup>2</sup>, garage 44 m<sup>2</sup>, cellar 53 m<sup>2</sup>), built-up area 494 m<sup>2</sup>, garden 420 m<sup>2</sup>, plot 914 m<sup>2</sup>.