



House Eight-bedroom (9+kk)

Ask for price

400 m², Brno-město, Brno - Černá Pole, Lesnická





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Total area	400 m ²
Plot	994 m ²
Foot print	149 m ²
Garden	845 m ²
Floor area	370 m ²
Balcony	4 m ²
Terrace	26 m ²
Parking	Parking on the plot for up to 5 cars
Cellar	Yes
PENB	G
Reference number	111058

This completely renovated villa from the interwar period with a distinctive facade is located in an elegant residential part of Černá Pole, a few steps from Schreber's Garden Park, Villa Tugendhat, and the campus of the Mendel University.

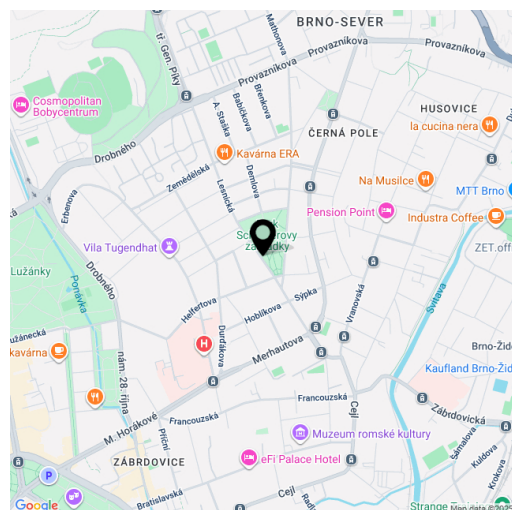
The ground floor consists of an entrance hall and a staircase. On the 1st floor is a **2-bedroom apartment with direct access to the garden** from the veranda of the living room with a kitchen and 2 rooms. One of the bedrooms has a small **balcony** facing the street. The new Sykora kitchen is fully equipped and the apartment also has a bathroom and separate toilet. The layout of the 2nd floor with a residential attic is a **duplex 3-bedroom apartment**. It consists of a living room and separate kitchen with a preparation for a kitchen unit, both **connected by a large balcony**, 2 bedrooms, a bathroom, and a separate toilet. The attic offers a 3rd large bedroom with the possibility of dividing it into two smaller rooms and with a **terrace overlooking Špilberk Castle**, and a second bathroom with a toilet. The basement of the house includes **2 studios**, a cellar, and a utility room.

The house with **architecturally unique elements** dates back to the 1930s and is **valued for its preserved original decorative features** such as the wooden lining under the roof and around the window facing the street. The almost **1,000 m² large plot of land with mature trees** provides plenty of privacy.

The house was completely reconstructed in 2021, including a new roof made of burnt tiles, new wiring and pipes (electricity, waste, and water), and **wooden windows and French doors** on the balcony and terrace. **Wooden parquet floors**, wooden interior doors and stairs inside the maisonette, **wrought iron railings**, terraces, and balconies have also been freshly finished. The bathrooms have electric underfloor heating. The house is heated by Vaillant gas boilers, separate for each apartment and located in the basement. **Parking on the plot** is currently for up to 5 cars. There is a **building permit for 2 garages**.

The traditional villa neighborhood with houses predominantly **built in the 1930s** has a high amount of **greenery and civic amenities**. There is also a large number of sports facilities nearby (winter, football, and swimming stadium, tennis and volleyball courts, a skate park, and playgrounds). A kindergarten, elementary school, and high school, many restaurants, cafes, and shops are all within walking distance. Transport connections are provided by public transport and the ride **to the city center takes a only a few minutes**.

Total area 400 m² (of which interior 370 m²,





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terraces 26 m², balcony 4 m²), built-up area 149 m², garden 845 m², plot 994 m².

