



House Three-bedroom (4+kk)

208 m², Brno-venkov, Sobotovice

€ 780 929 | CZK 19 000 000



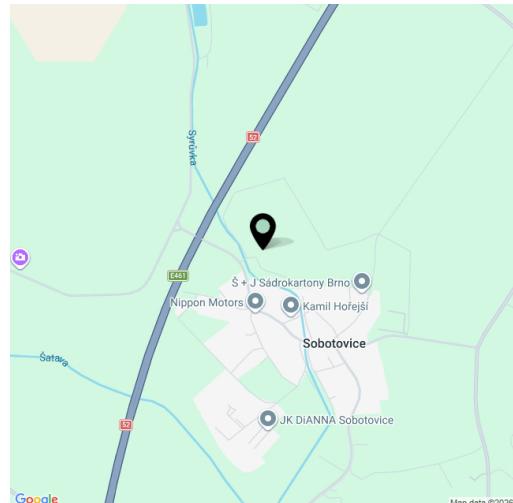


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Total area	208 m ²
Plot	450 m ²
Foot print	130 m ²
Garden	296 m ²
Floor area	157 m ²
Terrace	24 m ²
Parking	Garage and 2 parking spaces in front of the house
Cellar	-
PENB	B
Reference number	112014



This very bright and energy-efficient family house with a garage and a swimming pool set in a beautifully landscaped garden is located on the edge of the village of Sobotovice, with convenient access to the center of Brno within 20 minutes.

The two-story house is part of a **modern semi-detached** development completed in 2020. The clear three-bedroom layout offers an open plan living area on the ground floor with a dining space and a fully equipped kitchen fitted with built-in **Siemens** appliances. The living area has direct access to a terrace covered by an aluminum pergola. The ground floor further includes a guest toilet, a utility room, and a garage that is accessible both from the exterior near the entrance and directly from the entrance hall of the house. The utility room is equipped with connections for a washing machine and dryer, a water softener, as well as a control unit and battery storage for a photovoltaic system. The upper floor is accessed via a wide **concrete staircase** illuminated by a skylight and featuring glass railings. This level comprises three bedrooms, each with its own walk-in closet, and a spacious shared bathroom fitted with a bathtub, walk-in shower, and toilet.

Underfloor heating is installed beneath the vinyl floor throughout the ground floor and continues into the hallway and bathroom on the upper level, while radiators are used in the bedrooms. The house features high-quality plastic windows fitted with insect screens and **exterior aluminum blinds**. All living areas are air-conditioned. Significant energy savings are provided by a **10 kW photovoltaic power plant** with a 10 kW battery storage system. Easy control of the home's technologies is enabled by an **Apple smart home system**. The property is secured by a Jablotron alarm system complemented by a camera monitoring the entrance to the house. At the rear of the garden is a covered saltwater swimming pool, with the surrounding area and terrace finished in Italian large-format tiles. The property also includes a garden shed for storing garden equipment and **two parking spaces** in front of the house with a preparation for a wallbox charging station.

The wine-growing village of **Sobotovice** is located in close proximity to the **D52 highway**, offering excellent access to Brno via nearby exit 16. Basic amenities are available in the village, while a broader range of services can be found in **Židlochovice**, Modřice, or the regional capital. A kindergarten is located in the village, while primary and art schools are available for local children in Syrovice.

Total area 208 m² (of which terrace 24 m², garage 27 m²), garden 296 m², plot 450 m².

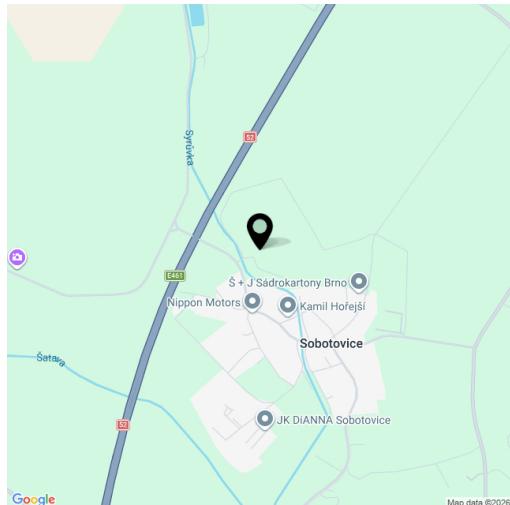


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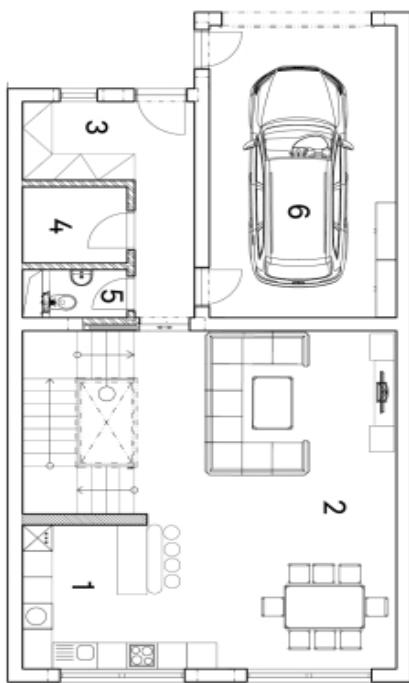
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Sobotovice

Rodinný dům 4+kk

1. NP



1	Kuchyně	13,40 m ²
2	Obývací pokoj	32,70 m ²
3	Chodba	10,00 m ²
4	Technická místnost	3,70 m ²
5	WC	2,30 m ²
6	Garáž	27,00 m ²

2. NP

