



## House Four-bedroom (5+1)

Sold

318 m<sup>2</sup>, Brno-město, Brno - Líšeň, Nad Lomem





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Total area	318 m <sup>2</sup>
Plot	1 042 m <sup>2</sup>
Foot print	151 m <sup>2</sup>
Garden	891 m <sup>2</sup>
Floor area	276 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Parking	garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	34235

**This family house with a fireplace, a winter garden, and nice views of the landscaped greenery stands on a quiet cul-de-sac on the outskirts of Brno-Líšeň. The location close to the Moravian Karst protected landscape area offers easy access to nature, all services, and the city center.**

The ground floor consists of a living room with a **fireplace** and access to the outdoor **terrace** and **winter garden**, a kitchen with a dining room in the **bay window**, a study, an entrance hall, and a guest toilet. In the attic, there are 3 bedrooms (2 with a **balcony**), a bathroom, and a separate toilet. The basement consists of 3 rooms, a utility room with storage space, a pantry, and a bathroom with laundry nook.

Facilities include floating **wooden floors**, large-format tiles (in the bathroom and kitchen), plastic windows, **ROTO** skylights, and a Vaillant gas boiler. The property is connected to the sewerage system and the water supply. The **spacious garage** provides parking spaces for 2 cars. If needed, it is possible to keep all the equipment and furniture shown in the photographs.

The house is located in a **residential area** on a hill, in a place with **unique views** of Brno and the surrounding area. Within walking distance there is a kindergarten, elementary school and high school, as well as a health center with a pharmacy, several cafes, grocery stores, sports grounds, and playgrounds. Near the house is a hiking path and a bike trail that lead to the forest. Within short distance is a public transport stop, and a tram stop is also within walking distance. The ride to the city center takes about 30 minutes by public transport.

Interior 276 m<sup>2</sup>, built-up area 151 m<sup>2</sup>, garden 891 m<sup>2</sup>, plot 1,042 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

