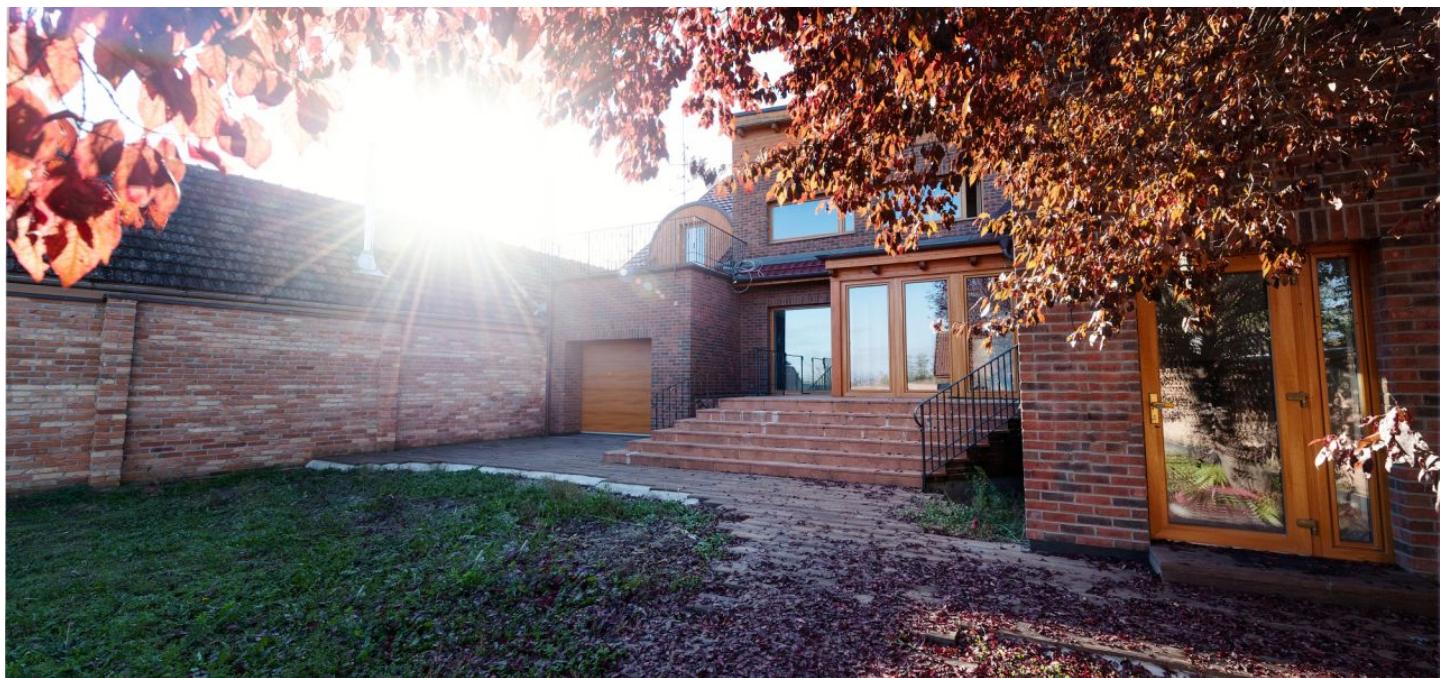




## House Six-bedroom (7+kk)

Sold

559 m<sup>2</sup>, Břeclav, Velké Pavlovice, Hlavní

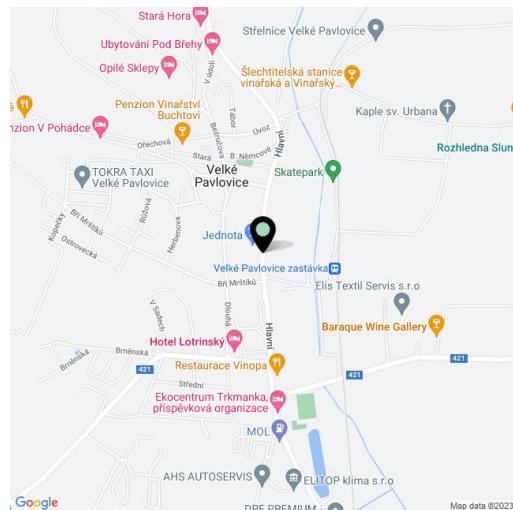




## House Six-bedroom (7+kk)

**Sold**559 m<sup>2</sup>, Břeclav, Velké Pavlovice, Hlavní

Total area	559 m <sup>2</sup>
Plot	1336 m <sup>2</sup>
Foot print	225 m <sup>2</sup>
Garden	1 000 m <sup>2</sup>
Floor area	537 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37687



**This newly built air-conditioned family house with a wine cellar, sauna, wellness area, outdoor pool, large garden, garage, and beautiful views is located in the center of the attractive tourist town of "wine and apricots" - Velké Pavlovice. The house is in a state just prior to completion.** Possibility to purchase an adjoining building plot of 1,200 sq. m. at an extra cost.

On the entrance level, there is a living room with an adjoining dining room, a kitchen with access to the **garden**, a guest bedroom, a bathroom, a dressing room, a laundry room, a staircase hall, and a vestibule. The living room is **connected to the garden by a glass wall**. Upstairs is a generously apportioned master bedroom with **panoramic windows**, a **terrace**, and an entrance to the bathroom, another 2 bedrooms (1 with a small terrace), a large study with a preparation for a kitchen, a separate toilet, a hall, and a dressing room. In the basement, there is a wine cellar with a seating area, a **Finnish sauna**, a wellness area, and a **Jacuzzi**. There is also a toilet, a shower, a utility room (boiler room), and storage space. From the wine cellar, you can go up the stairs that lead directly to the courtyard. There is also a **separate studio apartment** accessible from the yard, which has a preparation for a small kitchen, a bedroom, and a bathroom with its own water meters.

The house is in the pre-completion phase; facilities include windows with triple-glazed panes and plastic frames in a wood decor, wood doors, large-format tiles and **wooden floors**, **underfloor heating** throughout the ground floor, fan coils and radiators, **air-conditioning**, a preparation for a security system, sensors, and a videophone. It is heated by a Buderus condensing boiler with automatic operation, a backup solid fuel boiler, and a hot water tank. There is a **water well** in the wine cellar, another (for watering) is in the garden. On part of the courtyard, bordered by a brick wall, is a garden house for tools, 2 woodsheds, a **sitting area under a pergola**, an **outdoor fireplace with granite countertops**, and a smokehouse in the chimney. The **swimming pool** has a preparation for a countercurrent flow and heat pump heating. At the back of the garden are 5 covered pens with a paddock.

The city has a kindergarten, elementary, and high schools, a library, a post office, cinema, sports grounds, shops, a large number of wineries, several restaurants, and cafes. There are good bus and train connections to the surrounding towns. Several hiking, cycling, and educational trails pass through Velké Pavlovice, leading, for example, to several lookout points and the **Slunečná lookout tower**, offering beautiful views of the surrounding vineyards, the **Mušov Lakes**, and the **Pálava ridge**. The **Pálava Protected Landscape Area** is about a 20-minute drive away, and the D2 highway can be reached in 10 minutes.

Useable area 559 m<sup>2</sup>, out of which the interior of the house 427 m<sup>2</sup>,



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studio apartment 62 m<sup>2</sup>, garage 48 m<sup>2</sup> and terraces 10 + 12 m<sup>2</sup>, built-up area 225 m<sup>2</sup>, garden 1,000 m<sup>2</sup>, land 1,336 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.

