House Four-bedroom (5+kk)

Sold

227 m², Brno-město, Brno - venkov, Osiky

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

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House Four-bedroom (5+kk)

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227 m², Brno-město, Brno - venkov, Osiky

Total area	227 m²
Plot	5 433 m²
Foot print	294 m²
Garden	5 139 m²
Floor area	182 m²
Terrace	45 m²
Parking	Two-car garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37763

This state-of-the-art family villa designed by architect Jan Smékal was recently completed in a perfectly quiet location on the edge of the village of Osiky in the Svratecká Hornatina Nature Park, 12 km from Tišnov and 40 kilometers from Brno. The comfortable one-story bungalow with breathtaking views is surrounded by a carefully landscaped flower garden and cherry orchard.
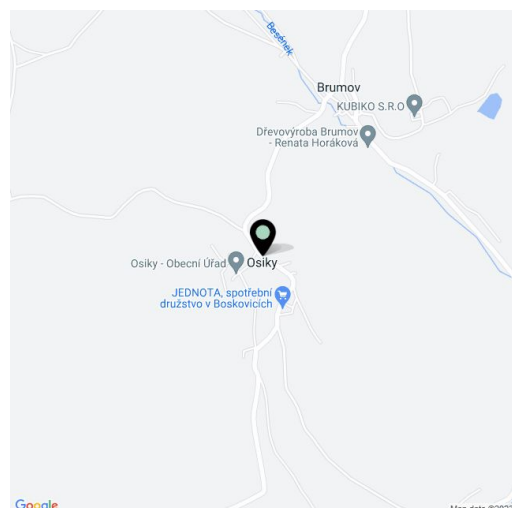
The practical layout consists of a living room with a kitchen and dining room, a spacious master bedroom with a dressing room, a private bathroom (bathtub, shower, separate toilet) and **Finnish sauna**, another 2 bedrooms, a bathroom (bathtub, shower), a separate toilet with a shower and sink, a study, a utility room (connection for a washer and dryer, boiler, water tank, server room), and an entrance hall with storage space. **The terrace**, covered by a roof overhang, is equipped with an **outdoor kitchen** (grill, faucet, sink).

Above-standard facilities include façade tiles and a large **travertine terrace**, wooden sliding **panoramic windows** by the Czech Slavona manufacturer with triple-glazed panes and **Siberian larch woon frames**, shaded by venetian blinds, large-format tiles with underfloor heating, Spanish and **Porcelanosa tiles**, a Finnish Tulikivi fireplace, a **Morso Forno outdoor grill**, wooded doors, air-conditioning, clean water (suitable even for infants) from its **own well**, a kitchen with a hob, a Gorenje induction hob, oven, pull-out hood, and space for a built-in coffee maker, luxury sanitary ware from Italian Gessi, Catalano, and Zucchetti brands, Internet distribution and satellite TV in each room, a fast Internet connection with optical cable, and a **Jablotron security system** with a connection to a central station. Heating is by an electric boiler, thanks to Porotherm bricks (50 cm) and a perfectly plotted orientation towards the southwest, the building has very low operating costs. The house has a **cellar** and a large **double garage** with a workshop. There is a cherry orchard on a plot with a total area of approximately 5,100 sq. m., and original Old Bohemian plants grow in the **automatically irrigated garden**, flowering beautifully and easy to maintain.

The place, like the house, is unique, providing **views of the Pálava River** in clear weather. The house stands at the end of a residential area—a location perfect for beautiful walks along a ridge locked by a **bio-corridor. A three-minute walk from the house is a shop and a restaurant**, and there is a large outdoor pool in Osiky. An elementary school and another shop are located in the adjacent village of Brumov. A bus connects the village with the surrounding settlements. The **Svratecká hornatina nature park** as well as the nearby **Moravian Karst** are ideal destinations for day trips.

Interior 182 m², terrace 45 m², built-up area house 235 m², garage 58 m², garden 5,139 m², land 5,433 m².

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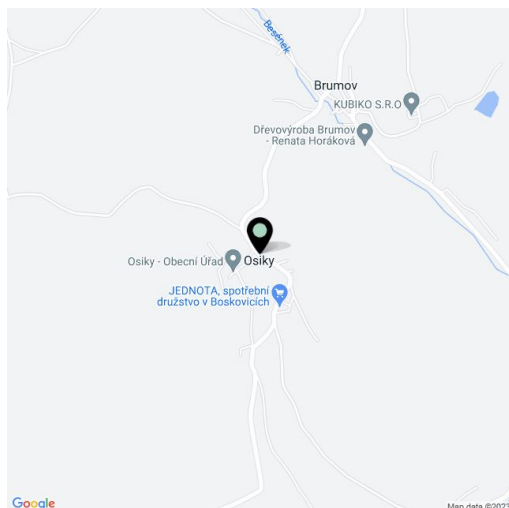
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