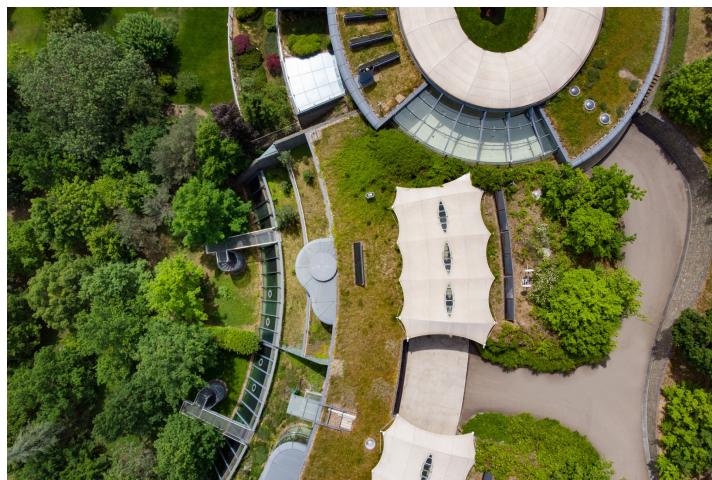




## House Five-bedroom (6+kk)

829 m<sup>2</sup>, Brno-město, Brno - Kohoutovice, Achtelky

Ask for price

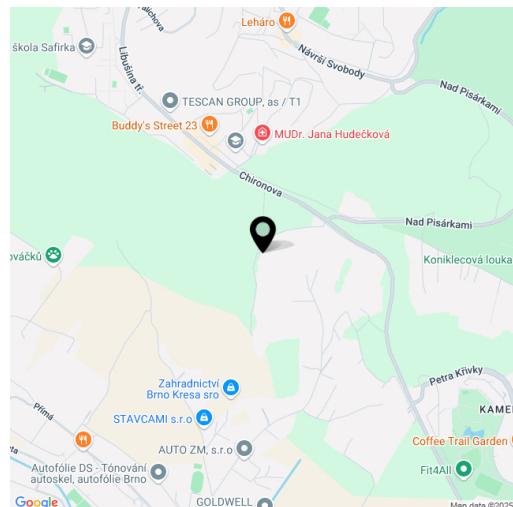




## House Five-bedroom (6+kk)

**Ask for price**829 m<sup>2</sup>, Brno-město, Brno - Kohoutovice, Achtelky

Total area	829 m <sup>2</sup>
Plot	1922 m <sup>2</sup>
Foot print	654 m <sup>2</sup>
Garden	1268 m <sup>2</sup>
Floor area	715 m <sup>2</sup>
Terrace	114 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	38545



**This non-standard villa of organic shapes with a bright and airy interior naturally connected to the outdoor garden offers living in a secure complex of three houses. This absolutely quiet private environment is set within easy reach of the center of Brno, yet at the edge of the Holedná game reserve.**

All 3 levels of the house are connected by **an elevator**. The entrance floor consists of a foyer with a staircase hall, a dressing room, a study, a room with an en-suite bathroom and dressing room, 2 separate toilets, and a laundry room. The study and room are connected to a **green terrace**. The social level has a living room with a library, dining room, kitchen, pantry, and study. The rooms face the garden. In addition to the necessary utility facilities, the quiet floor has a bedroom with a dressing room and bathroom, and a **swimming pool with heated water**. From the pool, you can go up the stairs to the **garden**, which is optically connected to the interior by a sloping glass wall.

Facilities include natural marmoleum floors with **underfloor heating**, **sandstone tiles** by the pool, custom-made interior doors, and Schüco glazed walls with aluminum frames. Heating is mostly underfloor, complete with recessed convectors; De Dietrich 2 gas boilers are the heat source. Parking is provided in **the garage with direct access from the house**. The house is guarded by electric security alarms.

The residential complex is set in a natural landscape; access from the main road is via a private asphalt road. The location high above the city center is distinguished by the **amount of greenery**; beautiful surroundings are crossed by hiking and biking trails, which lead to many nearby **natural monuments**. Easy access by public transport is provided by trolleybuses and buses, and by car, the way to the city center takes about 10 minutes. It can be quickly connected to the D1 highway. Schools, supermarkets, and all other services are a short drive away.

Total area 829 m<sup>2</sup>, of which interior 715 m<sup>2</sup> and terraces 114 m<sup>2</sup>, garage 76 m<sup>2</sup>, covered driveway 11 m<sup>2</sup>, built-up area 654 m<sup>2</sup>, garden 1,268 m<sup>2</sup>, land 1,922 m<sup>2</sup>.