



## House Two-bedroom (3+kk)

Sold

135 m<sup>2</sup>, Břeclav, Brod nad Dyjí





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Total area	135 m <sup>2</sup>
Plot	461 m <sup>2</sup>
Foot print	105 m <sup>2</sup>
Garden	356 m <sup>2</sup>
Floor area	75 m <sup>2</sup>
Terrace	56 m <sup>2</sup>
Parking	2 parking spaces in front of the house
Cellar	3 m <sup>2</sup>
PENB	B
Reference number	101875

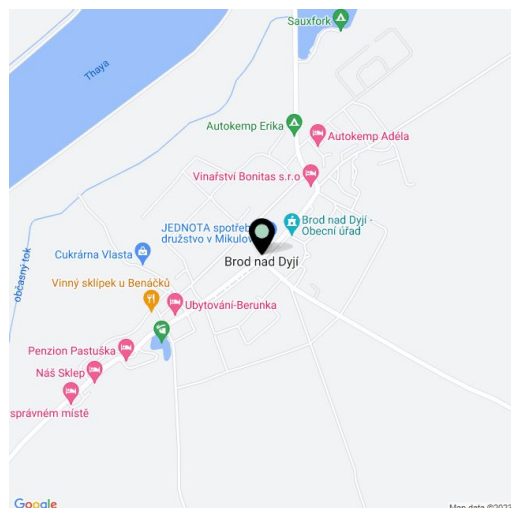
**This modern, energy-efficient house with a roof terrace and attractive views is part of an enclosed complex with several houses and a swimming pool. The boutique resort is located in a famous wine-growing region right next to the Nové Mlýny water reservoir in the breathtaking nature of the Mikulov microregion, just a 30-minute drive from the outskirts of Brno and near the Austrian border. The property is also suitable for investment purposes.**

The layout of the house consists of a living room with a kitchen and access to the **terrace**, as well as 2 bedrooms, a bathroom, a separate toilet, and an entrance hall. A staircase leads to the **roof terrace** from the lower terrace. A **shed** suitable for **storing bicycles** is adjacent to the house.

The project was completed in 2018. Facilities include large-format ceramic floor tiles, plastic windows with insulated triple-glazed panes, **veneer interior doors with concealed hinges** in an above-standard **height of 210 cm**, entrance doors (3rd security class), Internet and TV connection, fiber-optic cable, quality bathroom fittings, and a heated towel rail. Electric heating, **underfloor heating** in the bathroom and hallway. The house has a **paved parking space**, the owners or guests can use an **outdoor swimming pool with a sunbathing area**, a **children's playground**, **sports equipment rental**, and **elegant wine cellar**, which includes personal wine storage cubicles. Thanks to a **large garden and a secure gated complex**, the house is ideal for **family living**. The complex is accessed through the reception. You can also avail yourself of the services of a **management company** that ensures the running and cleaning of your property, and all communication with potential clients.

The project is located in the immediate vicinity of the **Mušov Lakes**, the beautiful **extensive vineyards** in the neighborhood of the **Pálava protected landscape area**, which, together with the nearby **Lednice-Valtice area**, forms the most prominent natural landmark of South Moravia. The benefits of this area include **excellent wine**, a wide network of **bike paths and hiking trails**, ideal conditions for **fishing**, and pleasant cafes and restaurants with traditional and modern fare. In the neighboring village of Pasohlávky, where a **vast water park** was built, a thermal spa of European importance is to be created. Brod nad Dyjí is located only a 15-minute drive from the **picturesque town of Mikulov** with complete amenities, quality cafes, bistros, and restaurants. By car, Brno is about 35 minutes away, Vienna about 1 hour.

Usable area 134.65 m<sup>2</sup>, (of which interior 75.44 m<sup>2</sup>, terrace 31.5 m<sup>2</sup>, roof terrace 24.25 m<sup>2</sup>, shed 3.46 m<sup>2</sup>), built-up area 105 m<sup>2</sup>, garden 356 m<sup>2</sup>, plot 461 m<sup>2</sup>.

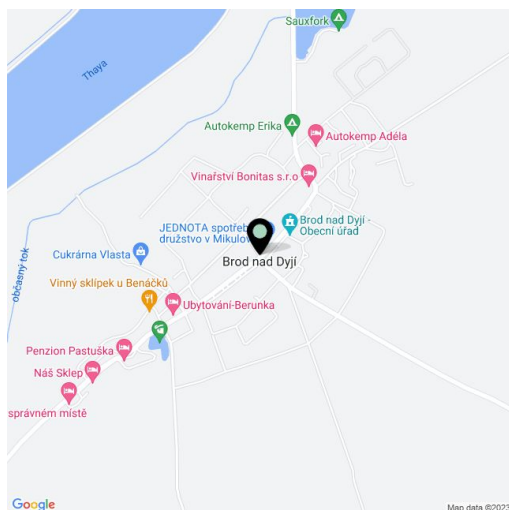




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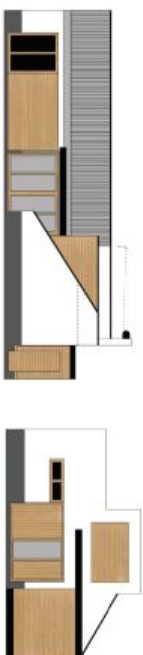
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### DŮM 3+kk

1.01	Zádvěř	5,80 m <sup>2</sup>
1.02	WC	1,65 m <sup>2</sup>
1.03	Koupelna	6,26 m <sup>2</sup>
1.04	Ložnice	13,84 m <sup>2</sup>
1.05	Kuchyně + obývací pokoj	34,31 m <sup>2</sup>
1.06	Ložnice II	13,58 m <sup>2</sup>
<b>Interiér</b>		<b>75,44 m<sup>2</sup></b>
1.07	Kůlna	3,46 m <sup>2</sup>
1.08	Terasa	31,50 m <sup>2</sup>
	Střešní terasa	24,25 m <sup>2</sup>



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