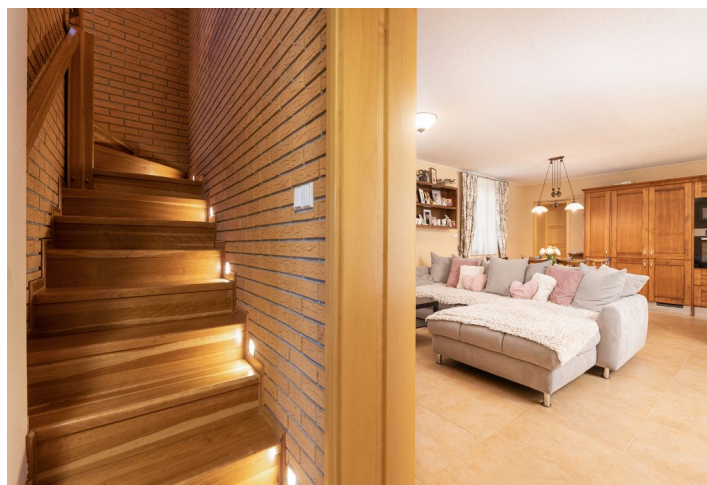




## House Five-bedroom (6+kk)

€ 1 038 909 | CZK 25 900 000

435 m², Vyškov, Vážany





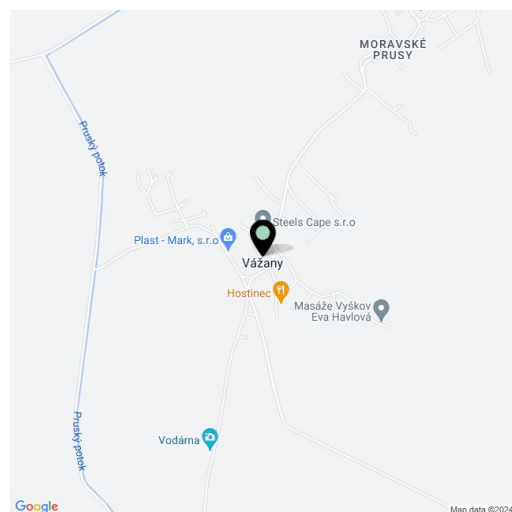


## House Five-bedroom (6+kk)

€ 1 038 909 | CZK 25 900 000

435 m², Vyškov, Vážany

Total area	435 m²
Plot	4 806 m²
Foot print	904 m²
Garden	3 345 m²
Floor area	316 m²
Terrace	26 m²
Parking	2 double garages + outdoor parking space in the courtyard
Garage	78 m²
Cellar	15 m²
PENB	G
Reference number	102253



**A great offer of a multi-generational family house with a large garden, pond, double garage, and separate apartment unit in the peaceful village of Vážany, just a few minutes' drive from the D1 highway. Its strategic location allows for daily commuting to Brno, Prostějov, and Kroměříž — approximately 30 minutes by car.**

The house consists of two above-ground floors. On the ground floor, there is a spacious living room with a **fireplace**, a dining area, a kitchen, and access to a **terrace** covered by a pergola. There is also a large **pantry**, a laundry room equipped with a water softener, a bathroom, a toilet, an entrance hall, and access to the **double garage**, which also has access to the garden. Upstairs, there is a master bedroom with a walk-in closet, two additional bedrooms, a bathroom, and a **separate apartment unit with a 1-bedroom layout** and its own energy meters.

The enormous garden, with an area of over 3,300 m², is a peaceful oasis with an ornamental pond and pool connected by a stream, a **swimming pool** measuring 7 × 3.5 m with salt water and a counter-current system, and beautiful park landscaping with a variety of trees. The property also includes a second building, a so-called “black kitchen” with a water supply, a **wine cellar** embedded in the garden, a separate garage for another 2 cars, and a paved parking area.

The house is equipped with plastic double-glazed windows, insect screens, cherry wood floors, a solid illuminated staircase, a Koryna kitchen with **Miele** appliances, solar panels for water heating, **air-conditioning** on the upper floor, and a security and camera system. The property has 2 wells used for irrigation and toilet flushing.

The village of Vážany has an exceptional location – it lies exactly halfway between Brno, Prostějov, and Kroměříž, and only 5 km from the D1 highway exit. At the same time, it is a quiet place without transit traffic, ideal for **family living**. About 100 m from the house is a kindergarten; the village also has a grocery store, a restaurant, and a park with a children's playground. In the neighboring village, there is a small elementary school; other schools and civic amenities are in **Vyškov**, which is also accessible by bus.

Usable area of the house: 435 m² (including a 26 m² terrace, 78 m² garage, and 15 m² cellar), built-up area 904 m², second garage 80 m², usable area of the second building 190 m², garden 3,345 m², plot 4,806 m².



# House Five-bedroom (6+kk)

€ 1 038 909 | CZK 25 900 000

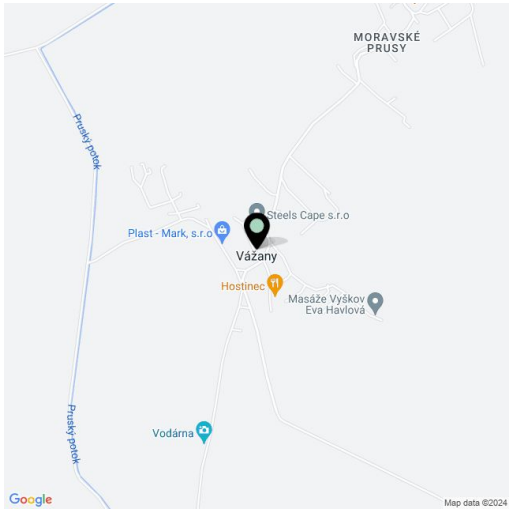
435 m², Vyškov, Vážany

Total area	435 m²
Plot	4 806 m²
Foot print	904 m²
Garden	3 345 m²
Floor area	316 m²
Terrace	26 m²
Parking	2 double garages + outdoor parking space in the courtyard
Garage	78 m²
Cellar	15 m²
PENB	G
Reference number	102253

A second property located across a quiet municipal road can also be purchased with the house. This house is in need of complete renovation and offers various possibilities: additional family housing, workshop, studio, garage, storage for collections, etc.

Usable area of the second house: approx. 200 m², built-up area 389 m², garden 920 m², plot 1,309 m².

Total price for both properties: CZK 28,900,000.

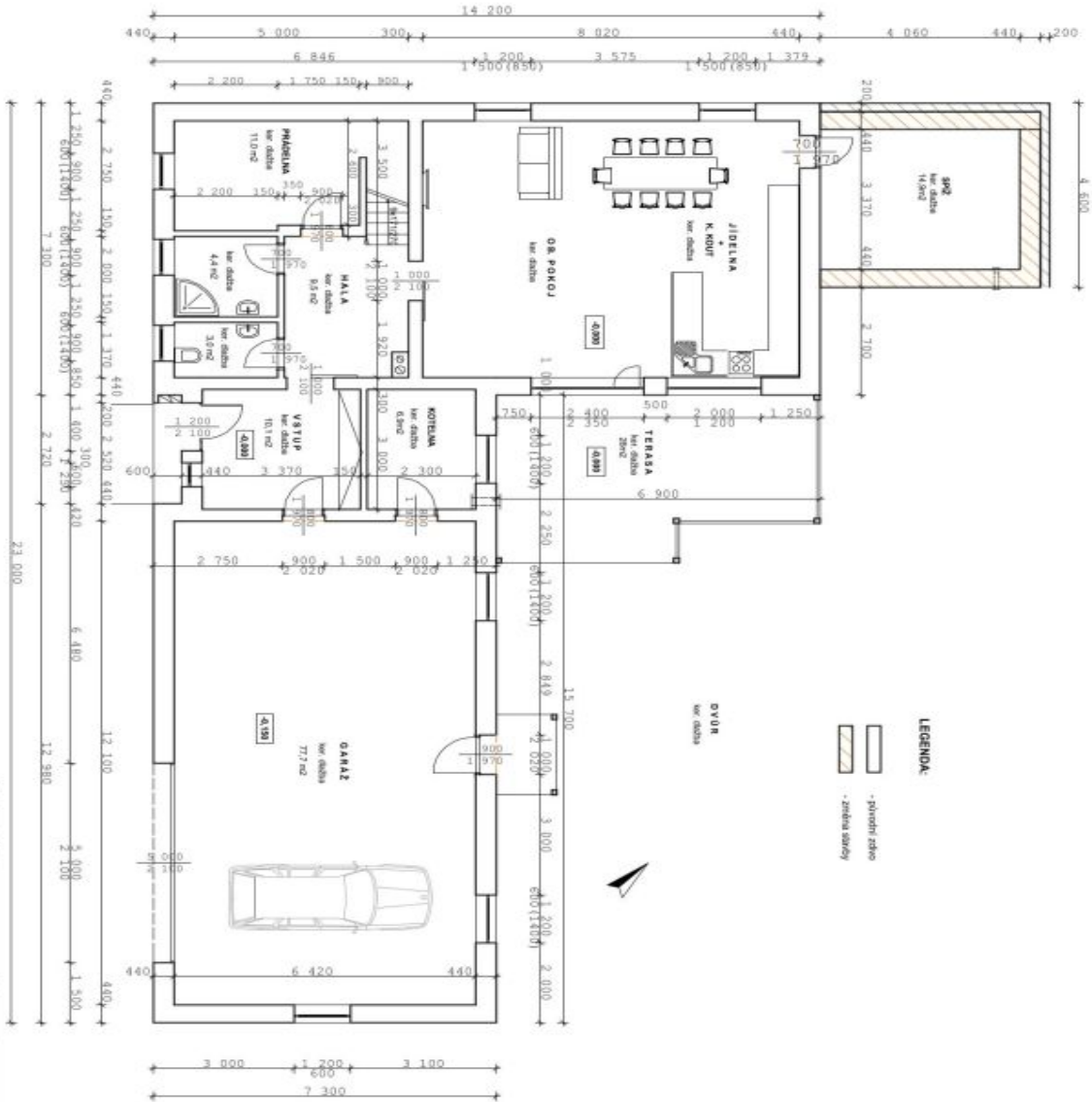




House Five-bedroom (6+kk)

€ 1 038 909 | CZK 25 900 000

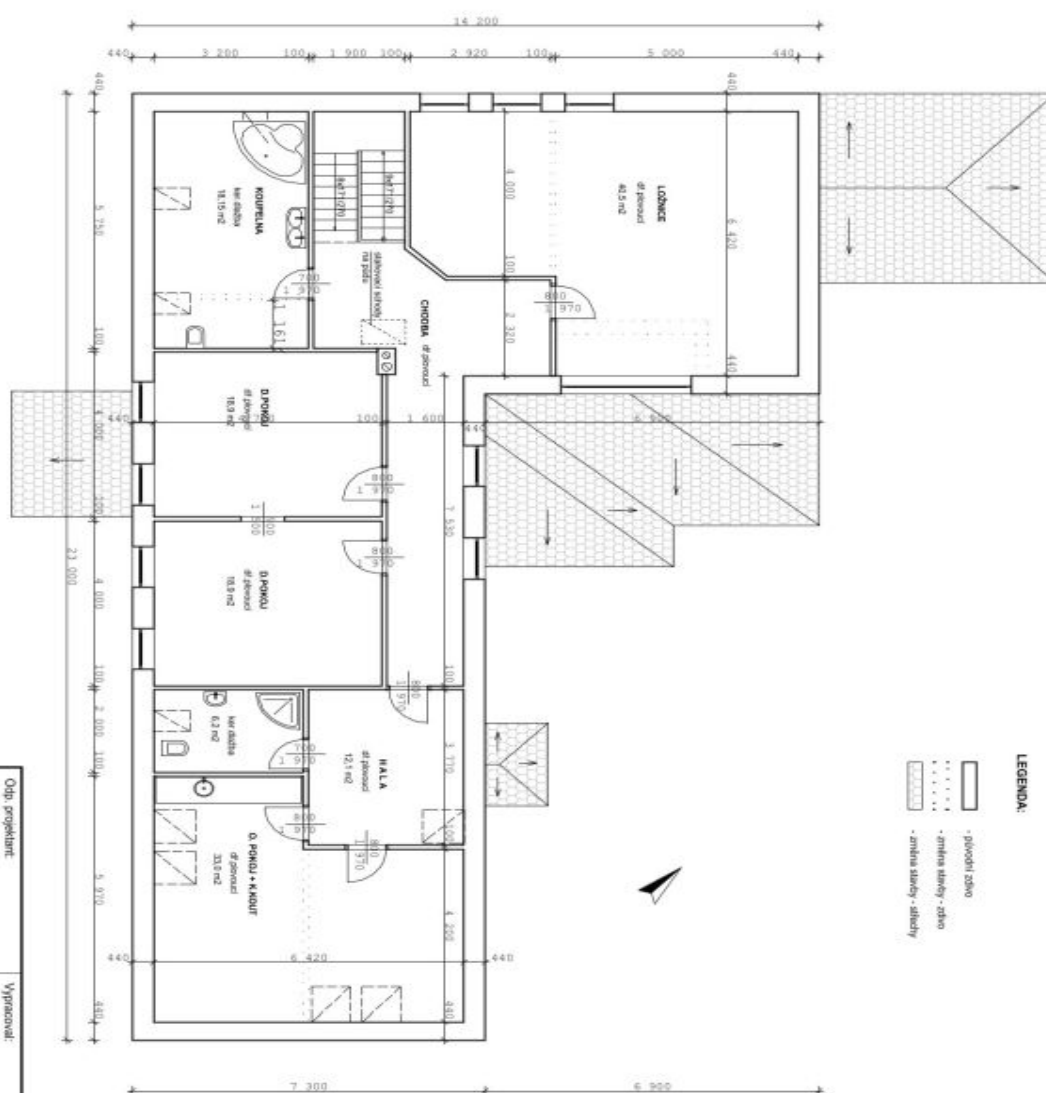
435 m², Vyškov, Vážany




Odp. projektant:		Výpracoval:	
Ing. Anna Brunčelková		Ing. Anna Brunčelková	
Město stavby:		Vážany, parcela č. 16, 191, 193 a 252	
Investor:		Jan Gohlwald, Sekanova 883/2, Brno, PSČ 614 00	
Stavba:		Novostavba rod. domu ve Vážanech - ZMĚNA	
Stavěcí část:		Půdorys I NP - přízemí	
PROJEKČNÍ KANCELAR		Ing. Anna Brunčelková	
Svatováclavská 10, 602 00 Brno		E-mail: a.bruncelkova@seznam.cz	
Datum:		XI/2009	
Měřítko:		1 : 100	
Supl.:		změna stavby	
Číslo výřezu:		P2	

**€ 1 038 909 | CZK 25 900 000**

435 m², Vyškov, Vážany



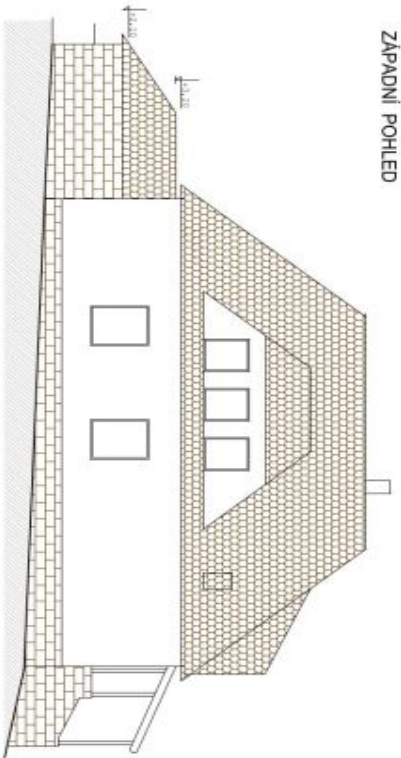
Odp. projektant Ing. Anna Burešková	Význam:	 <b>PROJEKČNÍ KANCELÁŘ</b> Ing. Jiří Burešková Ropčská 28, tel. 602 34 27 E-mail: zdenek@bureskova.cz
	Ing. Anna Burešková	
Město stěby:	Vážany, parcela číslo 16, 191, 190 a 252	
Investor:	Jan Gornálek, Stekarnova 893/2, Brno, PSČ 614 00	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	
Svazek častí:	Půdorys II NP - podkrovní	
	Číslo výkresu:	F3



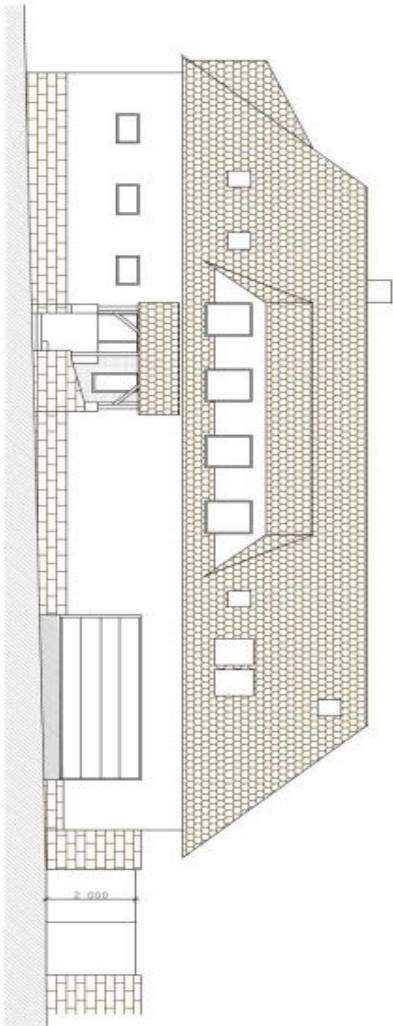
House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

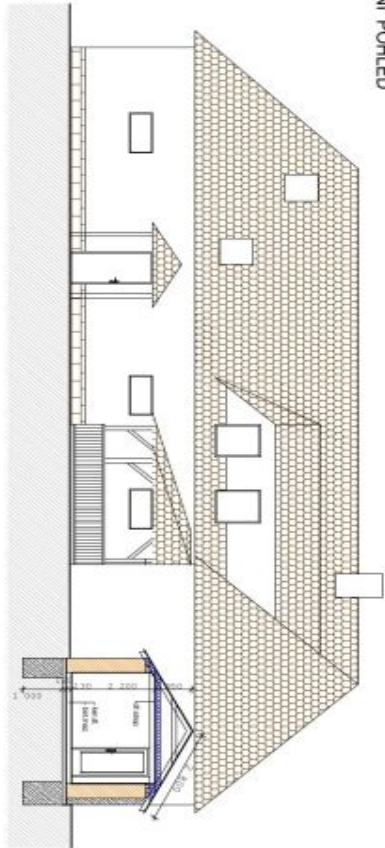
€ 1 038 909 | CZK 25 900 000



ZÁPADNÍ POHLED



ULIČNÍ POHLED



DVORNÍ POHLED

Obj. projektant:	Výpracoval:	 <div>PROJEKČNÍ KANCELÁŘ Ing. Anna Brunclíková Březová 28, M. 602 04 37 37 E-mail: anna@projekt-kancelar.cz</div>
Ing. Anna Brunclíková	Ing. Anna Brunclíková	
Město stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2	
Investor:	Jan Gohlwald, Sekaninova 893/2, Brno, PSČ 614 00	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	
Stavění část:	Pohledy	
Číslo výkresu:		F4
Stupeň:		změna stávající
Měřítko:		1 : 125
Datum:		XI / 2019

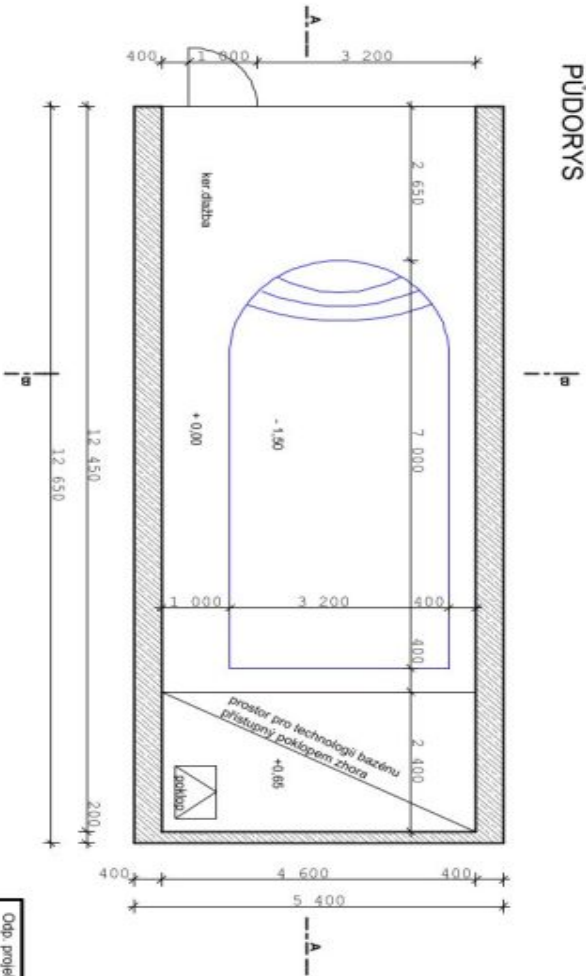




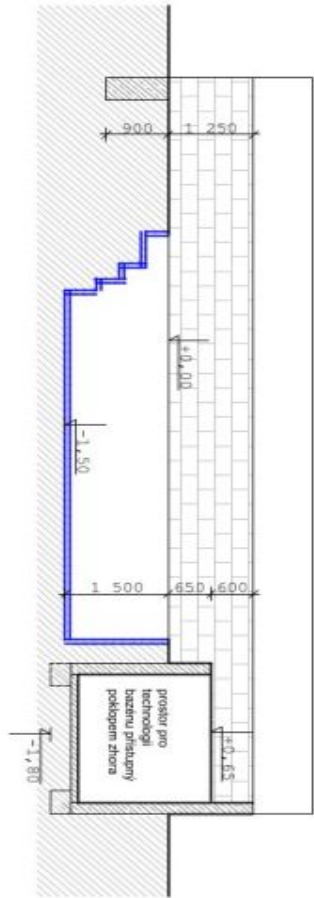
House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

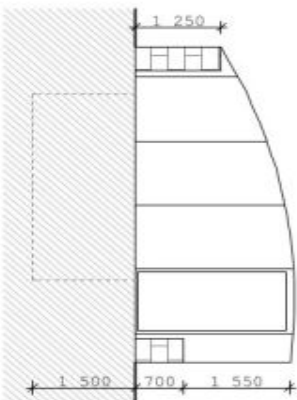
€ 1 038 909 | CZK 25 900 000



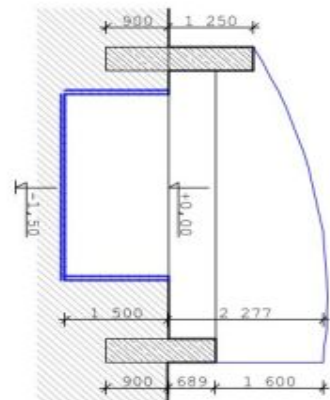
PŮDORYS



ŘEZ A - A



ČELNÍ POHLED



ŘEZ B - B

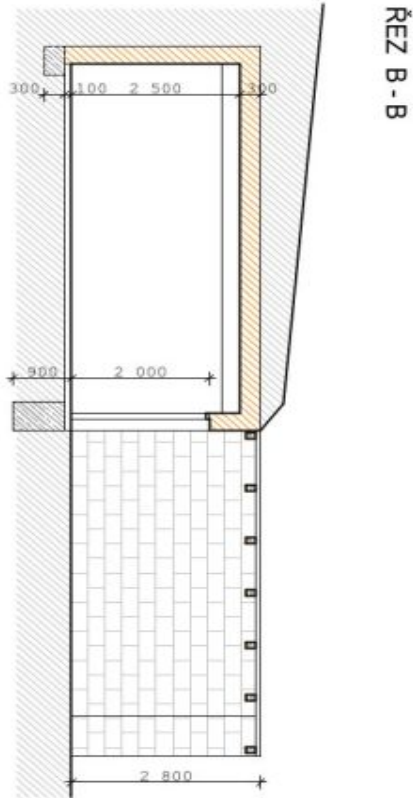
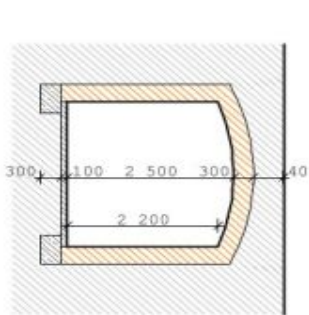
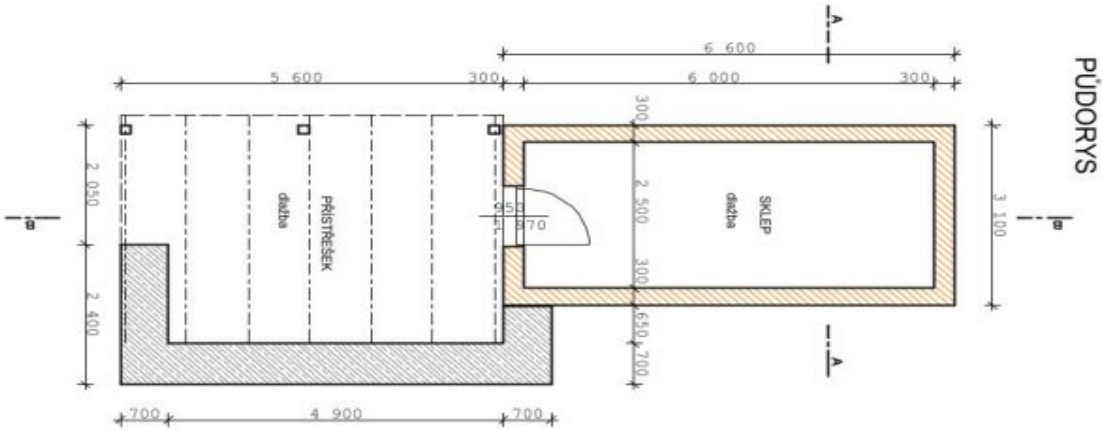
Odp. projektant:	Ing. Anna Bruncliková	Vypracoval:	Ing. Anna Bruncliková
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2		
Investor:	Jiří Gottwald, Sekaninova 893/2, Brno, PSČ 614 00		
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA		
Stavění část:	Krytý bazén		
		Číslo výkresu:	F5



House Five-bedroom (6+kk)

€ 1 038 909 | CZK 25 900 000

435 m², Vyškov, Vážany



POZNÁMKA:

Sklep je zděný z cihelnou klenbou.  
Přístřešek před ním je ohrázen z  
betonových tvární a zakryt pulverovou  
síťkou, podpičnou z přední strany  
dřevěnými sloupky.

Odp. projektant:	Ing. Anna Brundliková	Vypracoval:	Ing. Anna Brundliková	PROJEKČNÍ KANCELÁŘ
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2	Datum:	XI / 2009	Ing. Anna Brundliková Břevčice 28, tel. 603 84 27 27 E-mail: anna.brundlikova@seznam.cz
Investor:	Jiří Gottwald, Sekaninova 893/2, Brno, PSČ 614 00	Měřítko:	1 : 100	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Stupeň:	zněna stavby	
Stavební část:	Sklep	Číslo výkresu:	F6	