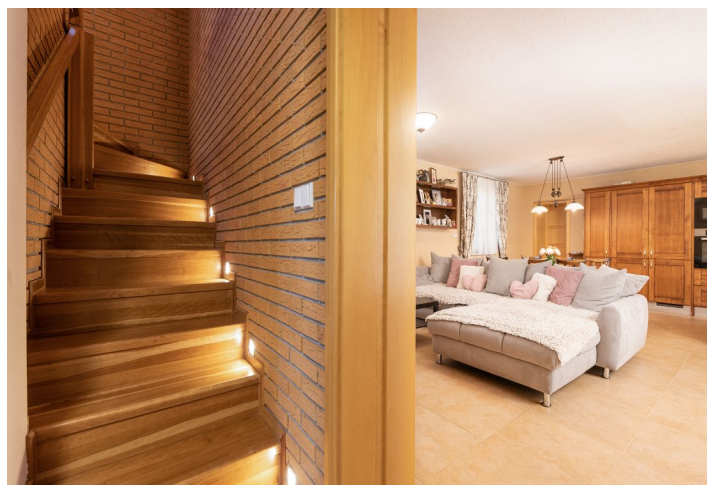




House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany





House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany

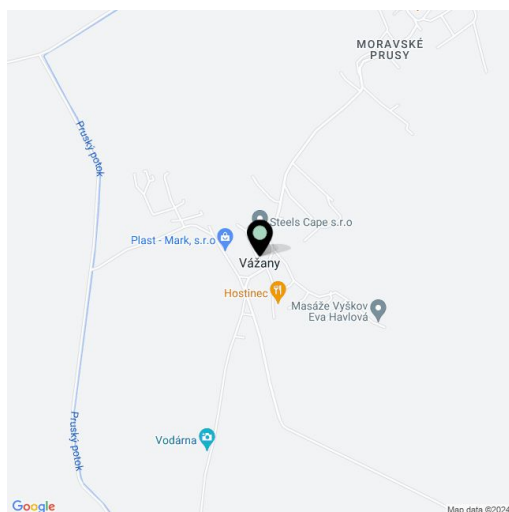
| | |
|------------------|--|
| Total area | 435 m ² |
| Plot | 4 806 m ² |
| Foot print | 904 m ² |
| Garden | 3 345 m ² |
| Floor area | 316 m ² |
| Terrace | 26 m ² |
| Parking | 2 double garages + outdoor parking space in the yard |
| Garage | 78 m ² |
| Cellar | 15 m ² |
| PENB | G |
| Reference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

This comfortable family house on a large plot with a stunning garden with water features and parkland provides enough space even for a large family, who will find perfect privacy here. The property is part of the village of Vážany surrounded by the beautiful rolling landscape of Haná, less than half an hour's drive from Brno.

The practical layout consists, on the ground floor, of a living room with a dining area, an open plan kitchen, and a **terrace with a pergola**, a laundry room, a bathroom, a separate toilet, a **large pantry**, a stairwell, and a foyer with access to the **double garage**, which also has access to the **garden**. On the first floor is a master bedroom (40 m²) with a walk-in wardrobe, 2 additional bedrooms, a bathroom, and a **separate small apartment** (with its own energy meters) containing a room, a kitchen, a bathroom, a hall, and a sleeping loft. The property also includes another building with a **"black kitchen"** with a water supply, above which is a storage area. There is also a **wine cellar** in the garden.

The house made of burnt polished bricks was approved in 2008. Windows are plastic with double glazing, **insect nets**, and interior blinds, and the floors on the ground floor are tiled. On the first floor are **wooden (cherry) floors** and the staircase is also made of **wood**. The Koryna kitchen is equipped with **Miele** appliances; the laundry room has a water softener. The living room is cozy thanks to a **wood-burning fireplace**, and the main heat source is a gas condensing boiler, while **2 solar panels** are used for hot water. The upper floor is **air-conditioned**. Facilities also include a security system with sensors and outdoor cameras. Parking is provided by a **double garage** next to the house for 2 cars, a motorbike, and bicycles, and another **separate garage** for 2 cars, and an **outdoor parking space** in the yard or on a paved area by the entrance. Sufficient water for flushing or irrigation is ensured by **2 water wells**, one dug (approx. 11 m) and the second drilled (6 m). The garden is characterized by a **large ornamental lake and pool** connected to a **stream**. The 7 x 3.5 m **swimming pool** has a cover, **counter-current system**, and salt water.

There is a kindergarten about 100 m from the houses, as well as a grocery store, restaurant, and **park** with a playground. There is a small elementary school in the neighboring village and other schools and amenities are in Vyškov, 10 minutes away by car. The village also has a bus connection to Vyškov. Driving to Brno, for example, is faster via the nearby access to the D1 highway. The beautiful surrounding countryside, which also includes the **Buchlovské Hills or the Dražanská Vrchovina Mountains**, is criss-crossed by hiking and bike trails.





House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany

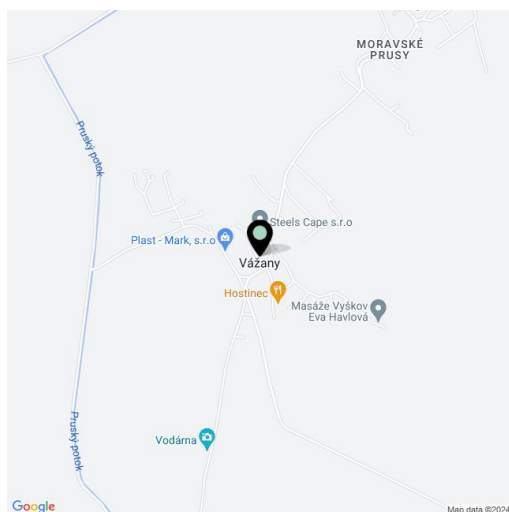
| | |
|------------------|--|
| Total area | 435 m ² |
| Plot | 4 806 m ² |
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| Parking | 2 double garages + outdoor parking space in the yard |
| Garage | 78 m ² |
| Cellar | 15 m ² |
| PENB | G |
| Reference number | 102253 |

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

The offered property can be purchased together with the **opposite house**, in need of complete reconstruction, standing on a **plot of land measuring 1,309 m²**. This second property can be used, for example, for breeding animals, storing large collections, building garages for vintage cars, etc. The two houses are separated by a quiet street.

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

It is possible to buy a set of properties with the opposite house for a price of CZK 28,900,000.

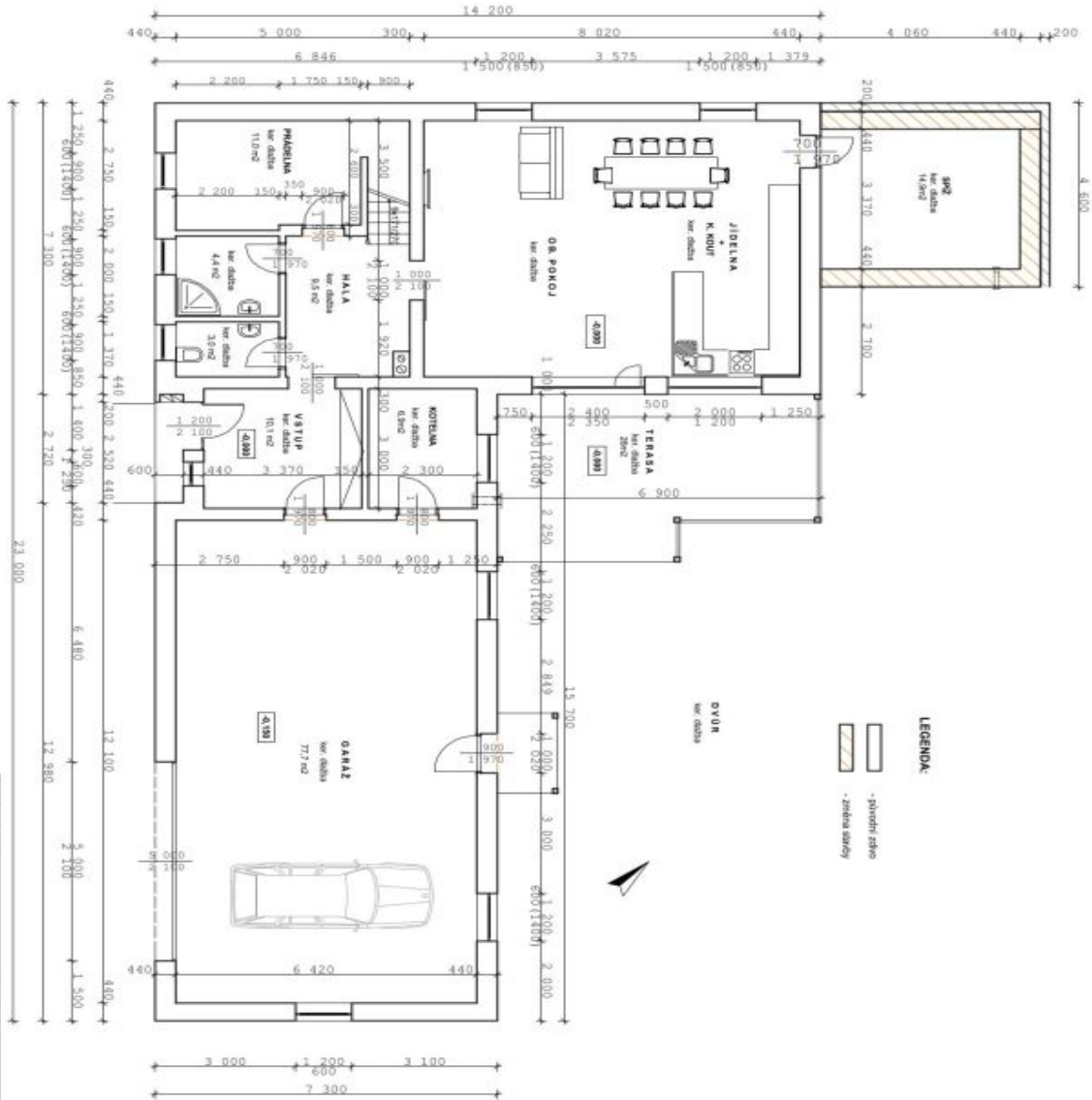




House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany



LEGENDA:
 - dřevěný zdivo
 - zdivka stěny

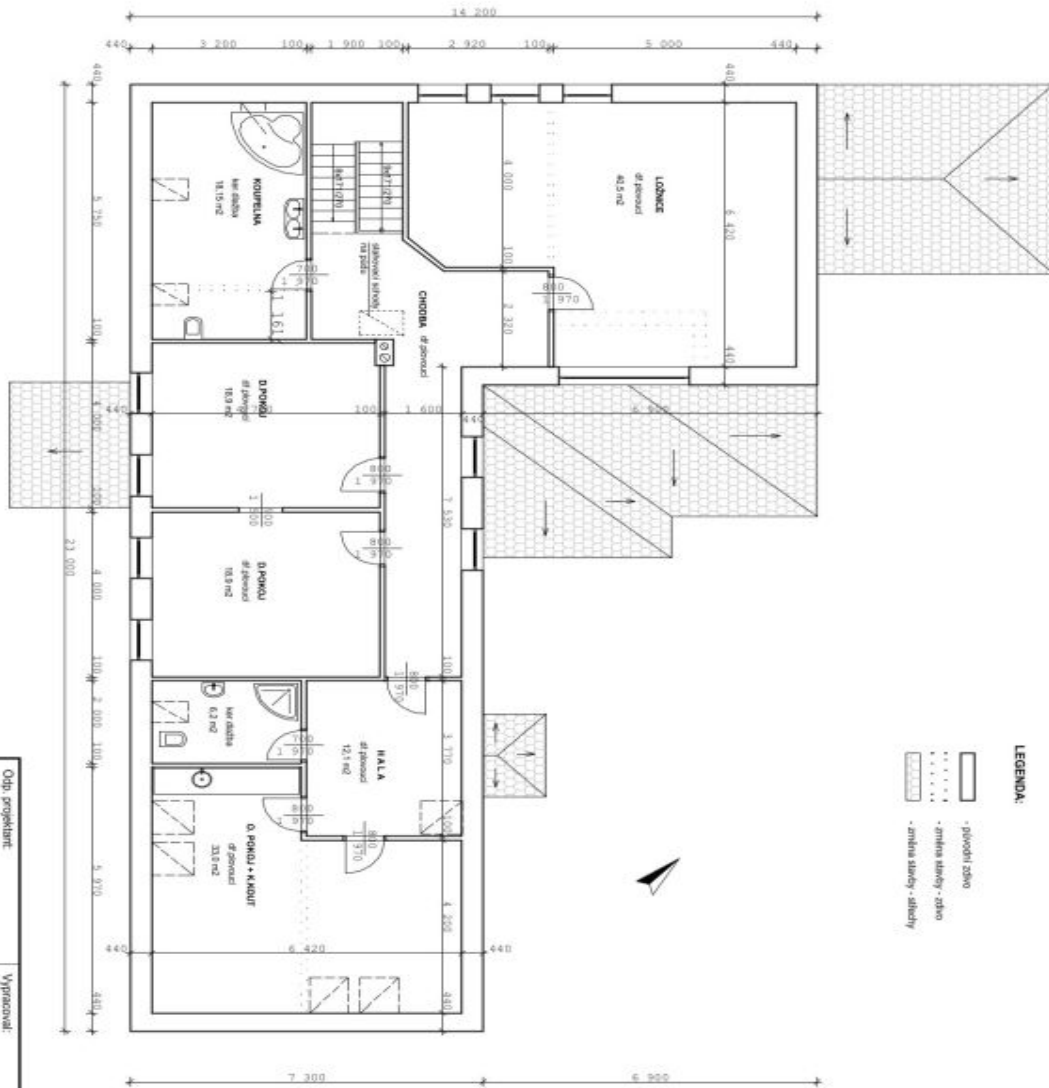
| | | | |
|---|---|---|--|
| Odp. projektant: | | Výpracoval: | |
| Ing. Anna Burešková | | Ing. Anna Burešková | |
| Město stavby: | Vážany, parcela číslo 16, 19/1, 19/3, 8, 25/2 | | |
| Investor: | Jam Gotwald, Sekaninova 883/2, Brno, PSČ 614 00 | | |
| Stavba: | Novostavba rod. domu ve Vážanech - ZMĚNA | | |
| Stavěcí část: | Půdorys I NP - přízemí | | |
| PROJEKČNÍ KANCELÁŘ | | PROJEKČNÍ KANCELÁŘ | |
| Ing. Anna Burešková, Štepařská 3, Brno, PSČ 602 00, Email: atencion@annaburo.cz | | Ing. Anna Burešková, Štepařská 3, Brno, PSČ 602 00, Email: atencion@annaburo.cz | |
| Datum: | XI/2009 | | |
| Měřítko: | 1 : 100 | | |
| Stupeň: | základní stavební | | |
| Číslo výpisu: | P2 | | |



House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany



- LEGENDA:**
- plošná časť
 - vnútorná časť - oblasť
 - vnútorná časť - sily

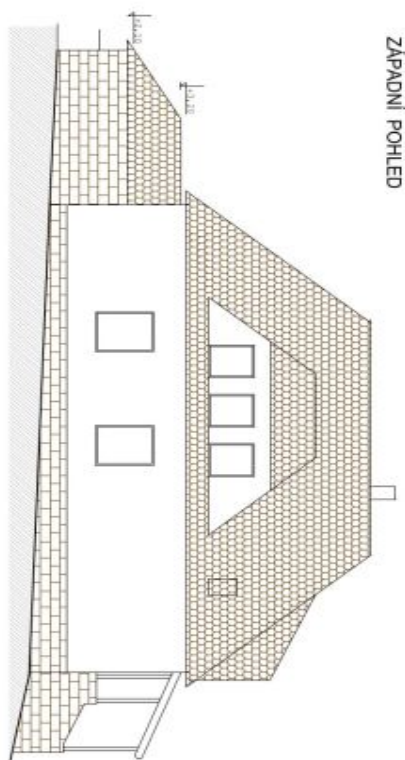
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|--|---|
| <p>Odp. projektant: Ing. Anna Burdaková</p> <p>Miesto sídly: Vážany, parcela číslo 16, 191, 193 a 252</p> <p>Investor: Jan Göttschal, Štefanova 893/2, Brno, PSČ 614 00</p> <p>Stavba: Novostavba rod. domu ve Vážanech - ZMĚNA</p> <p>Správní část: Půdorys II NP - podříví</p> | <p>Vypracoval: Ing. Anna Burdaková</p> <p>PROJEKČNÍ KANCELÁŘ Ing. Anna Burdaková Rybecká 26, tel. 002424727 Email: anburd@svoboda-williams.cz</p> <p>Číslo výkresu: 1:100</p> <p>Stupeň: změna státní</p> <p>F3</p> |
|--|---|



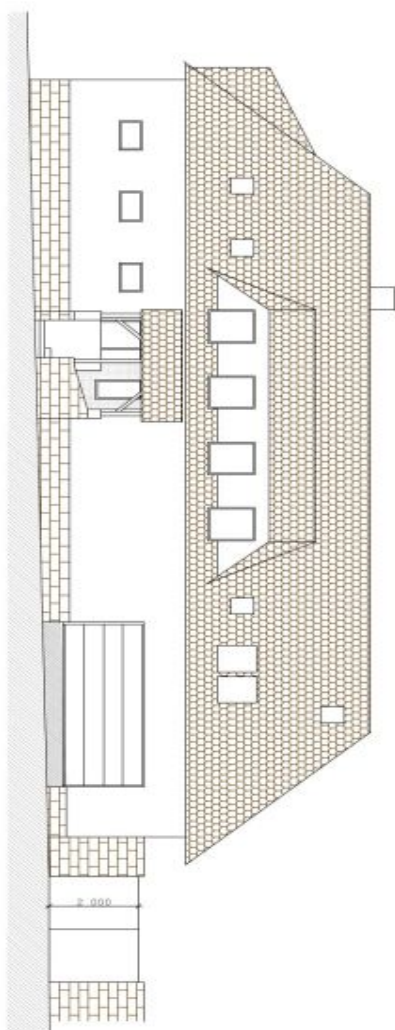
House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

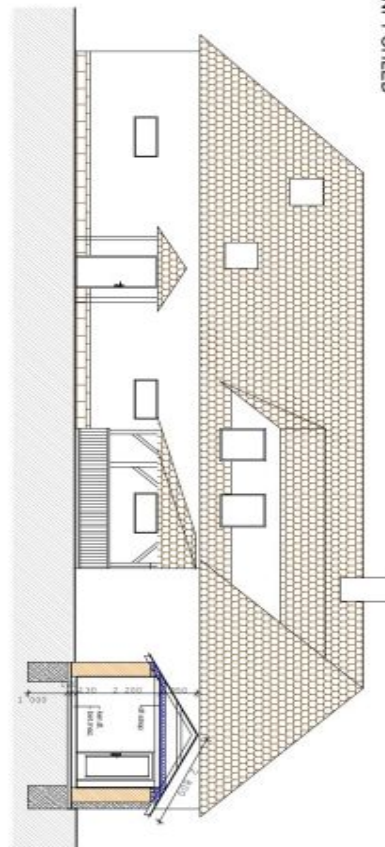
€ 1 032 078 | CZK 25 900 000



ZÁPADNÍ POHLED



ULIČNÍ POHLED



DVORNÍ POHLED

| | | | |
|------------------|---|----------------|--|
| Obj. projektant: | Ing. Anna Brundlová | Vypracoval: | Ing. Anna Brundlová |
| Misto stavby: | Vážany, parcela číslo 16, 19/1, 19/3 a 29/2 | Objekt: | Novostavba rod. domu ve Vážanech - ZMĚNA |
| Investor: | Ján Gedevid, Sekaninova 893/2, Brno, PSČ 614 00 | Datum: | XI / 2019 |
| Stavba: | Novostavba rod. domu ve Vážanech - ZMĚNA | Měřítko: | 1 : 125 |
| Stavební část: | Pohledy | Stupeň: | zmena stavby |
| | | Číslo výkresu: | FA |



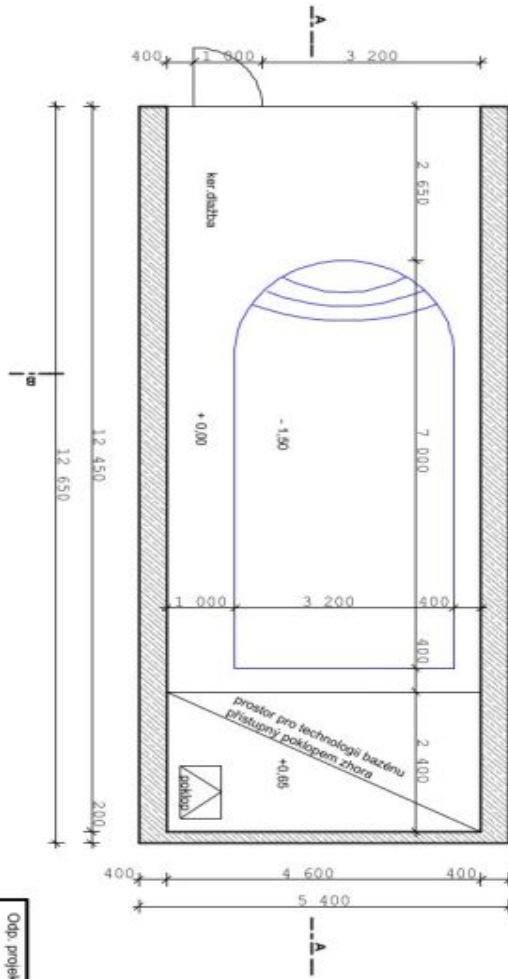
PROJEKČNÍ
KANCELAR
Ing. Anna Brundlová
Kvapilova 28, tel. 602 64 31 77
E-mail: anet@svoboda-williams.cz



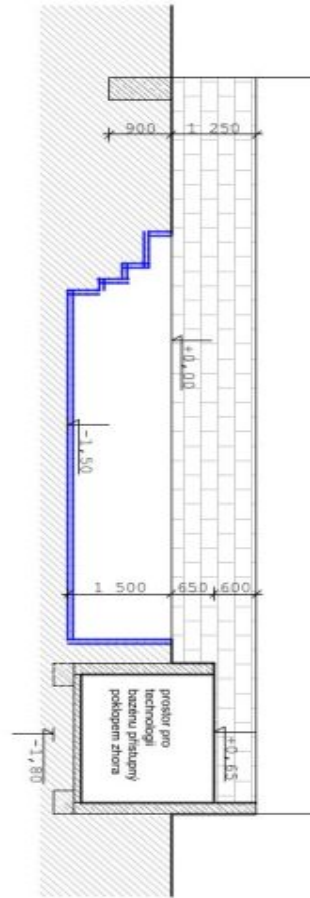
House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

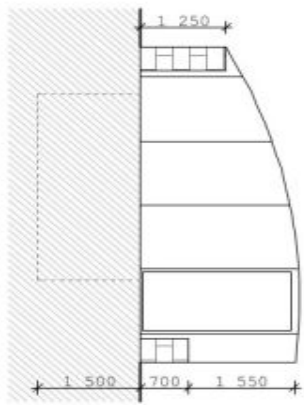
€ 1 032 078 | CZK 25 900 000



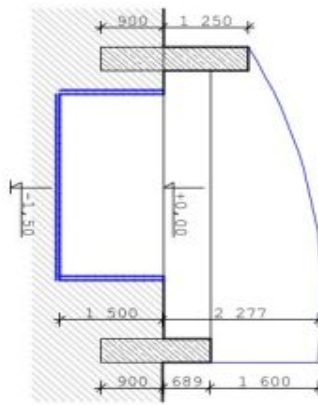
PŮDORYS



ŘEZ A - A



ČELNÍ POHLED



ŘEZ B - B

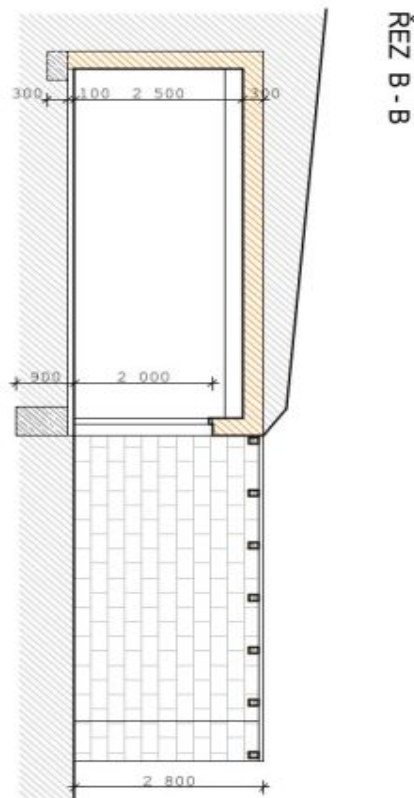
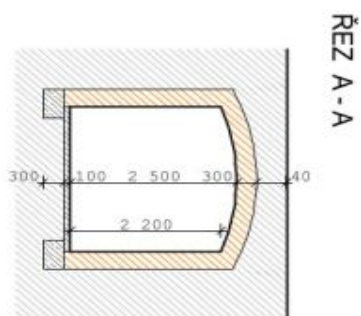
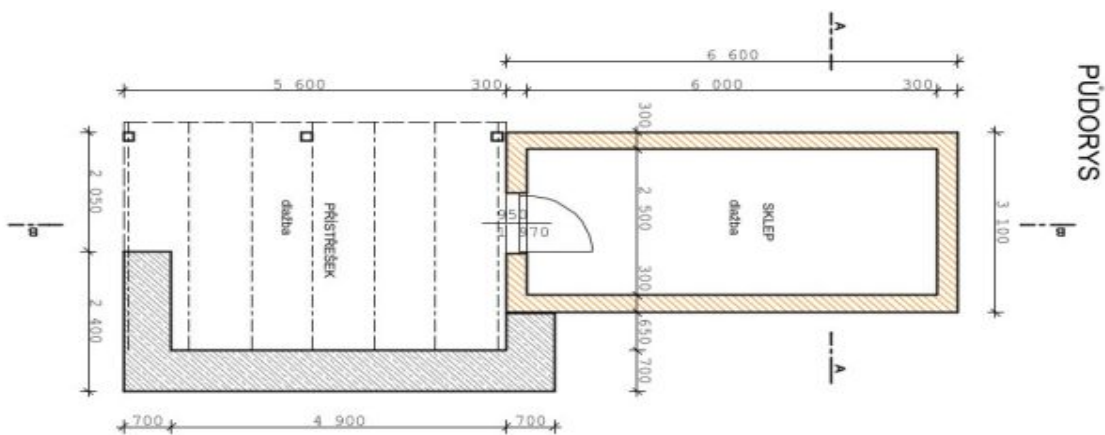
| | | | |
|------------------|--|---------------|-----------------------|
| Odp. projektant: | Ing. Arna Bruncliková | Vypracoval: | Ing. Arna Bruncliková |
| Místo stavby: | Vážany, parcela číslo 16, 19/1, 19/3 a 25/2 | Datum: | XI / 2009 |
| Investor: | Jan Gottwald, Sekaninova 893/2, Brno, PSČ 614 00 | Měřítko: | 1 : 100 |
| Stavba: | Novostavba rod. domu ve Vážanech - ZMĚNA | Stupeň: | změna stavby |
| Stavění část: | Krytý bazén | Číslo výřezu: | F5 |



House Five-bedroom (6+kk)

€ 1 032 078 | CZK 25 900 000

435 m², Vyškov, Vážany



POZNÁMKA:

Sklep je zdielny z chrbtovou klenbou.

Prístrešek pred ním je ohraden z
betonových tvárnic a zakryt pultovou
stiechou, podpieranou z prednej strany
drevenými stĺpkami.

| | | | |
|------------------|--|-----------------------------------|-----------------------|
| Odp. projektant: | Ing. Anna Bruncliková | Vypracoval: | Ing. Anna Bruncliková |
| Miesto stavby: | Vážany, parcela číslo 16, 19/1, 19/3 a 25/2 | | |
| Investor: | Ján Gottwald, Sekaninova 893/2, Brno, PSČ 614 00 | | |
| Stavba: | Novostavba rod. domu ve Vážanech - ZMĚNA | | |
| Stavbní část: | Sklep | | |
| | | PROJEKČNÍ KANCELÁŘ | |
| | | Ing. Anna Bruncliková | |
| | | Rybitkova 28, tel. 603 84277 | |
| | | E-mail: anoubrunclikova@seznam.cz | |
| | | Datum: | XI / 2019 |
| | | Mřítko: | 1 : 100 |
| | | Stupeň: | změna stavby |
| | | Číslo výřezu: | F6 |