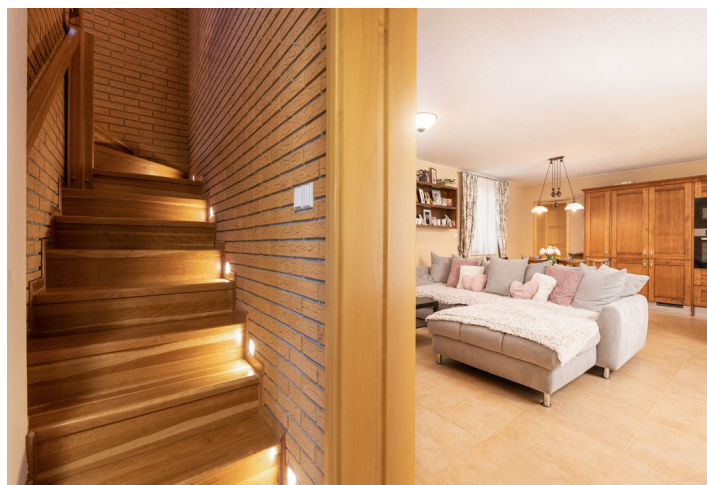




House Five-bedroom (6+kk)

€ 1 167 913 | CZK 28 900 000

435 m², Vyškov, Vážany





House Five-bedroom (6+kk)

€ 1 167 913 | CZK 28 900 000

435 m², Vyškov, Vážany

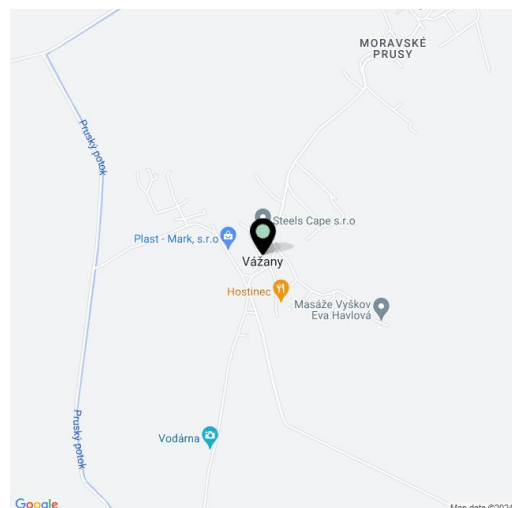
Usable area	435 m²
Plot	4 806 m²
Foot print	904 m²
Garden	3 345 m²
Floor area	316 m²
Terrace	26 m²
Parking	2 double garages + outdoor parking space in the yard
Garage	78 m²
Cellar	15 m²
Reference number	102253

This comfortable family house, set on a large plot surrounded by a stunning garden with water features, provides enough space even for a large family, who will find perfect privacy here. The property is part of the village of Vážany in the beautiful undulating countryside 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 access to a **terrace with a pergola**, a laundry room, a bathroom, a separate toilet, a **large pantry**, a stairwell, and a foyer with direct access to the **garage**, from where there is also an entrance to the **garden**. On the first floor is a master bedroom (40 sq. m.) 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 brick house made of burnt polished bricks was approved in 2008. Windows are plastic with double glazing, insect nets, and interior blinds, and floors on the ground floor are tiled, on the first floor **wooden (cherry)**, 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 primary heat source is a gas condensing boiler, and 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 (2 cars, motorbike, bicycles), another garage for 2 cars and an outdoor parking space are 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 other drilled (6 m). The garden is characterized by a **large ornamental lake and pool** connected by a **stream**. The 7 x 3.5 m swimming pool has a roof, **counter-current system**, and **salt water**.

There is a kindergarten about 100 m from the house, as well as a grocery store, a restaurant, and a 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 **Drahanská vrchovina mountains**, is criss-crossed by hiking and bike routes.





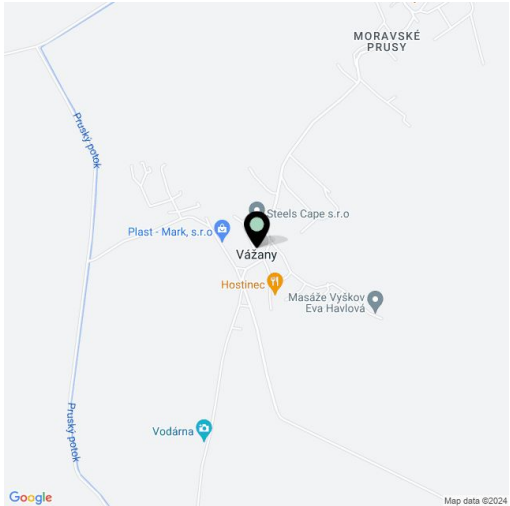
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Usable area of the house 435 m² (of which terrace 26 m², garage 78 m² and cellar 15 m²), built-up area 904 m², the second garage 80 m², usable area of another building 190 m², garden 3,345 m², plot 4,806 m².

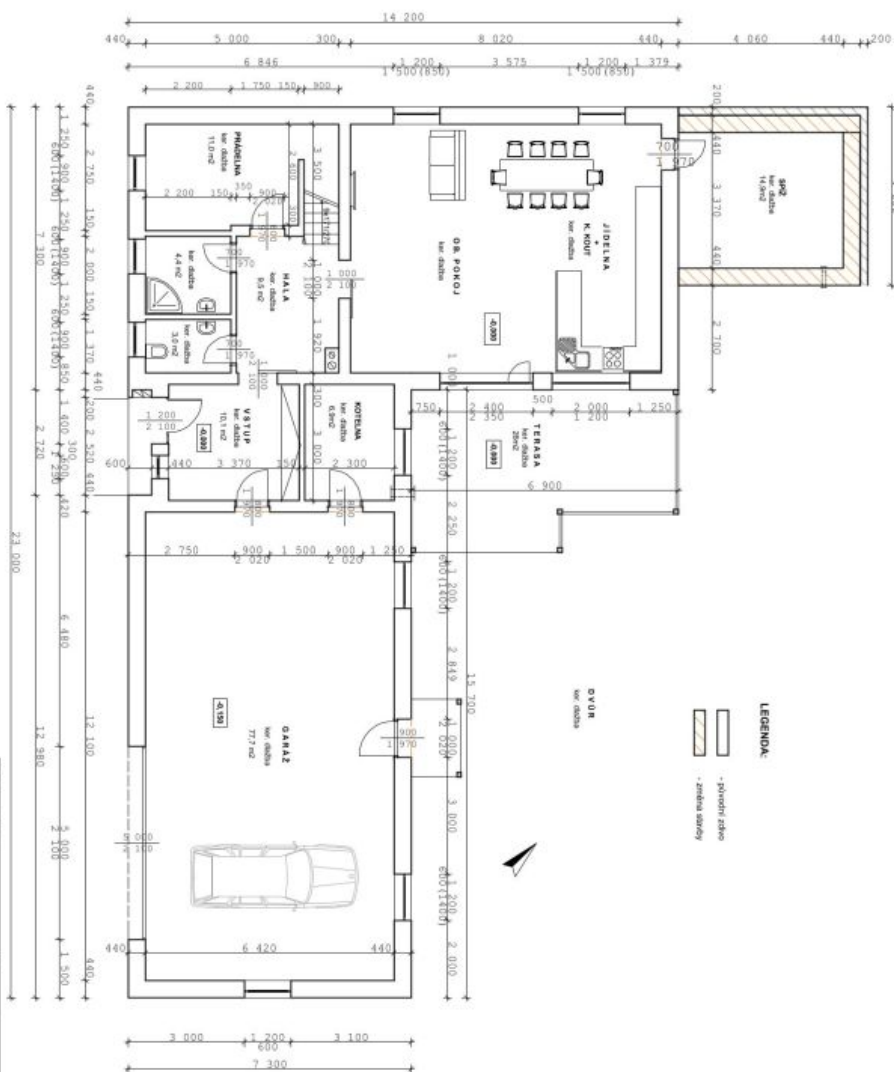




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435 m², Vyškov, Vážany



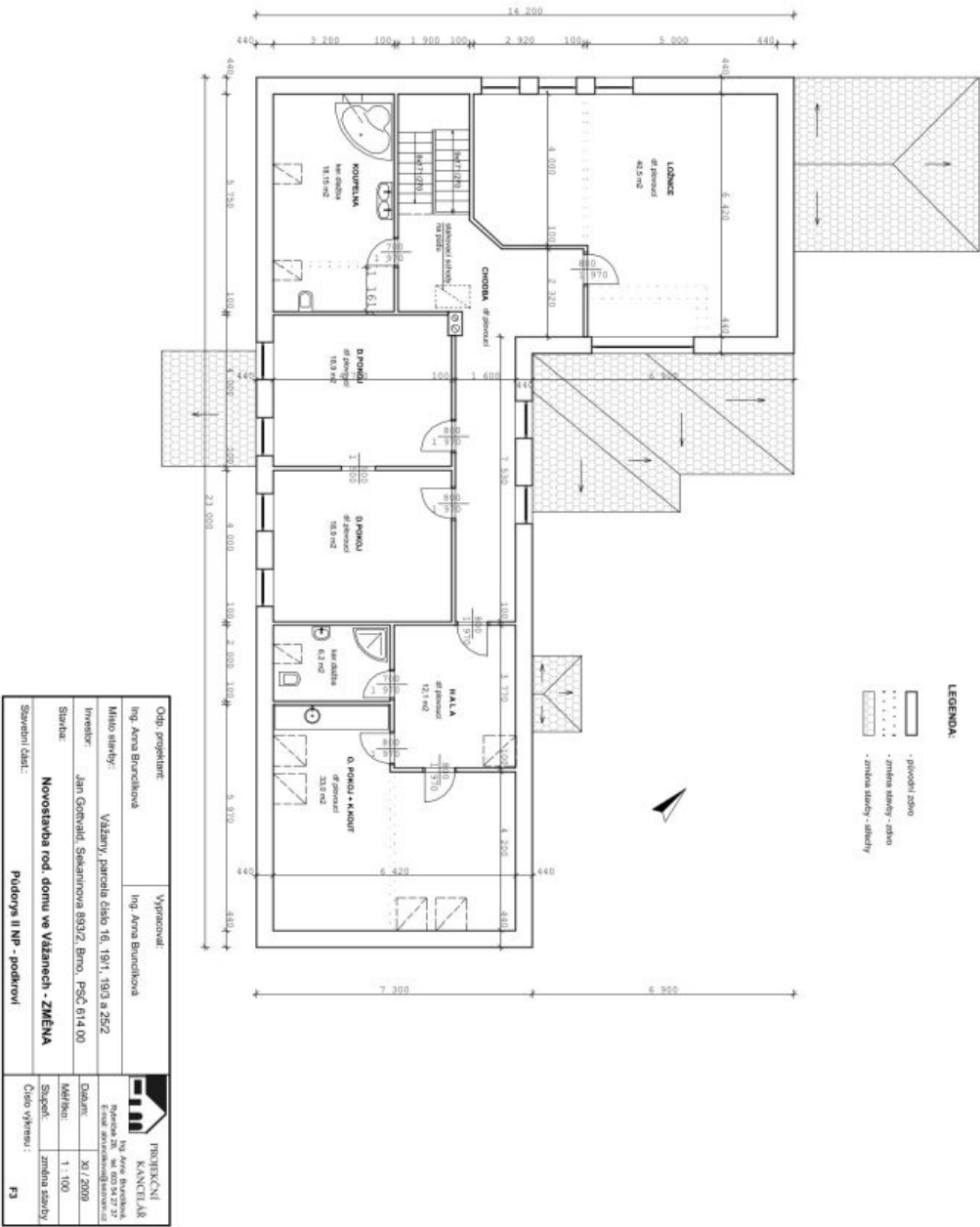
Odpovědnost:		Výstavce:	
Ing. Anna Brunečková		Ing. Anna Brunečková	
Místní zastupitel:		Vážany, parcela číslo 16, 191, 193 a 292	
Investor:		Jan Gochwald, Sekanovská 893/2, Brno, PSČ 614 00	
Stavba:		Novostavba rod. domu ve Vážanech - ZMĚNA	
Stavba čísel:		Ploděšná 1 NP - přístavba	
Projektant:		PROJEKČNÍ KANCELÁŘ	
Datum:		XI / 2009	
Stupeň:		zřetelná stavba	
Číslo výkresu:		P2	



House Five-bedroom (6+kk)

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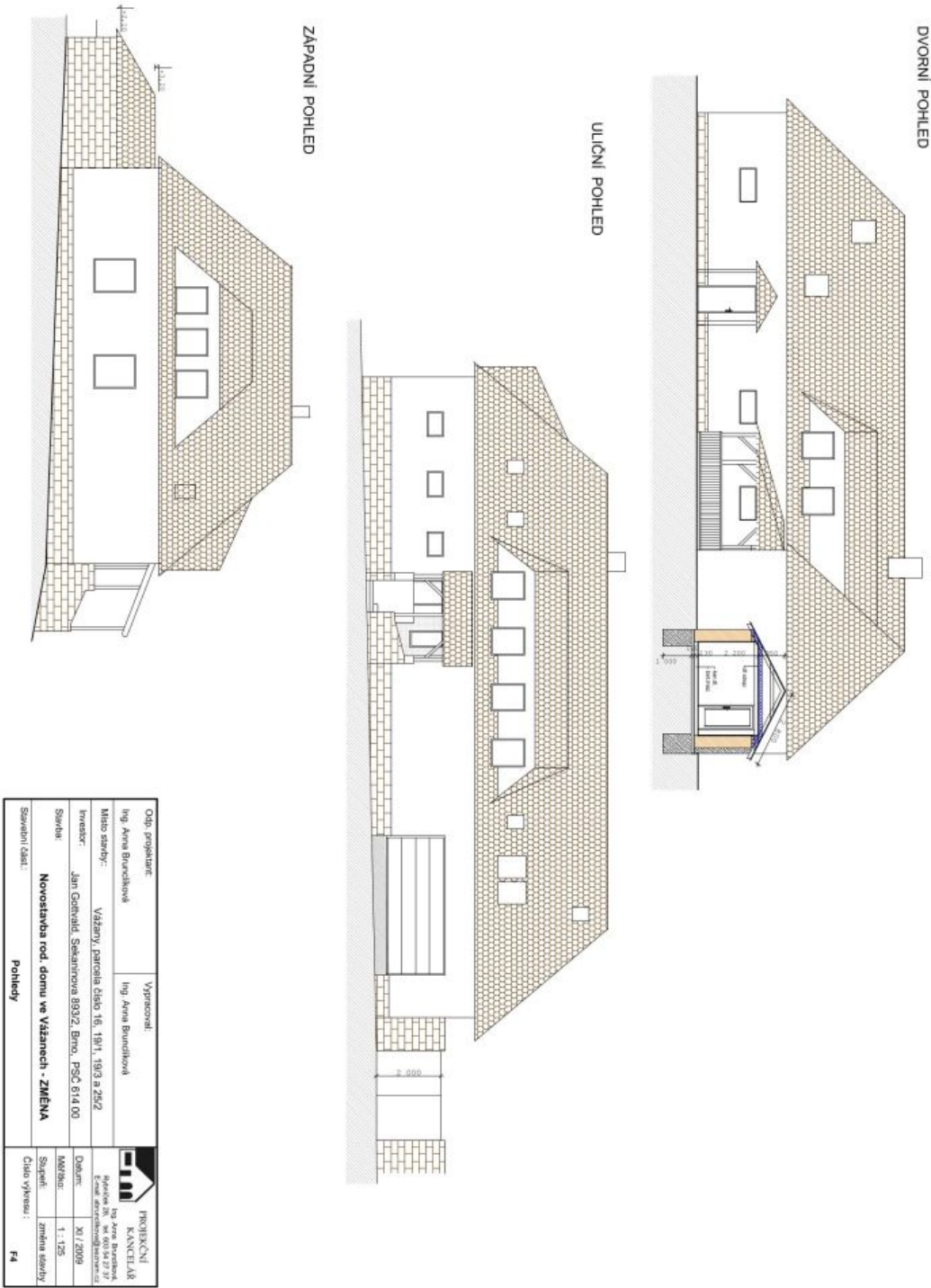




House Five-bedroom (6+kk)

435 m², Vyškov, Vážany

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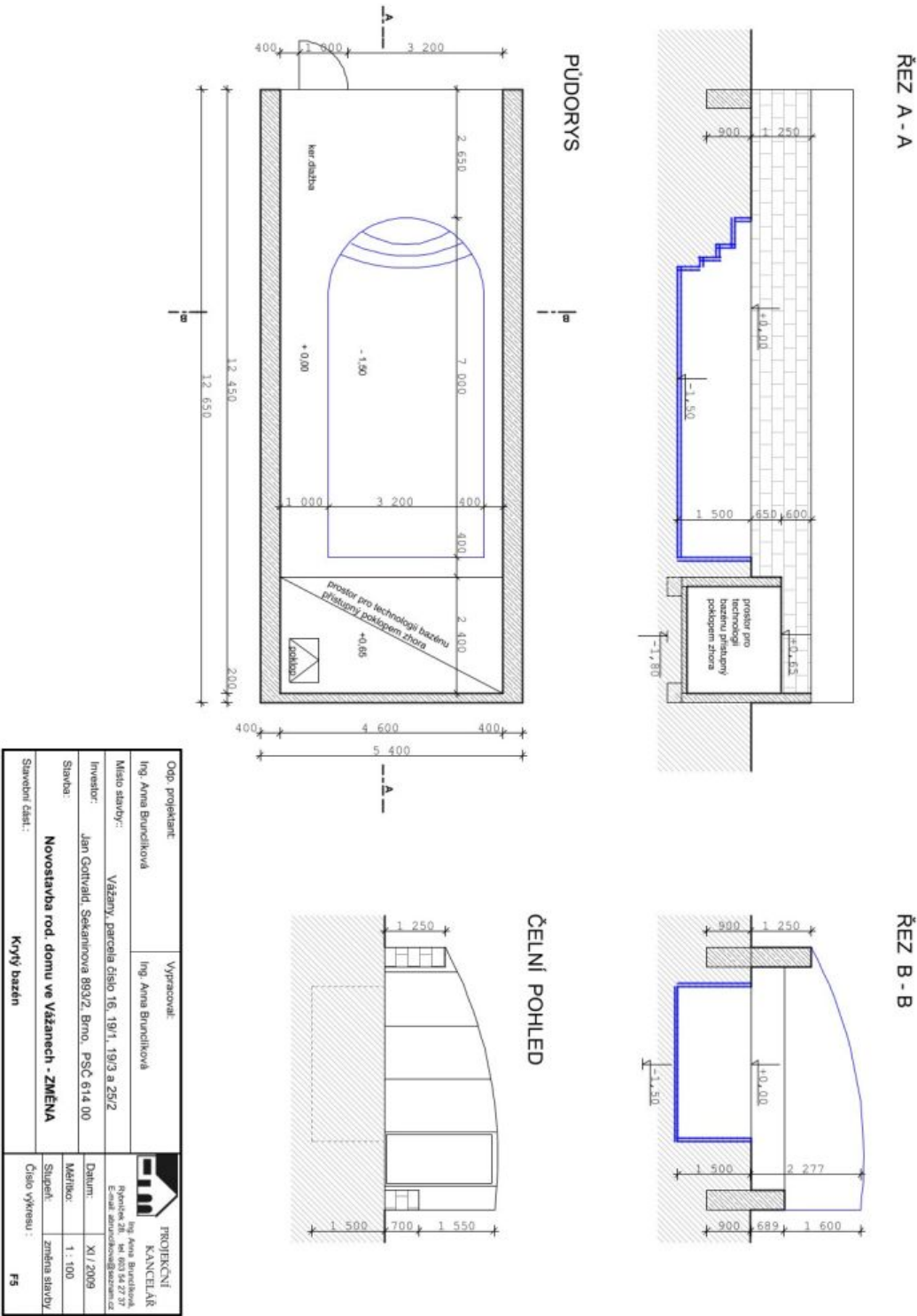




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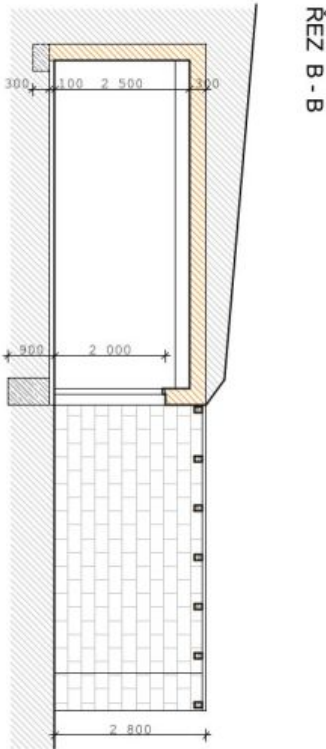
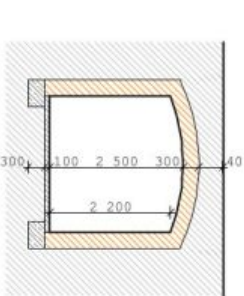
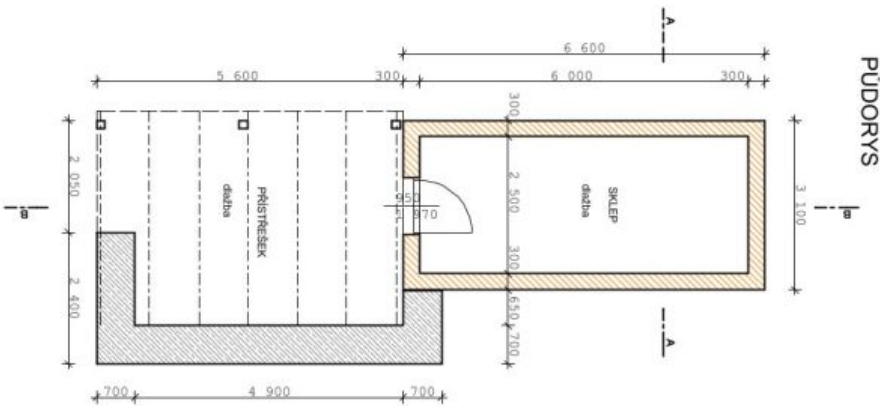




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POZNÁMKA:
Sklep je zděný z cihelnou klenbou.
Přístěšek před ním je ohrázen z
betonových válců a zakryt pulverou
střešní, podopřeno z přední strany
dřevěnými sloupky.

Odp. projektant: Ing. Anna Bruncliková		Vyracoval: Ing. Anna Bruncliková	
Místo stavby: Vážany, parcela číslo 16, 19/1, 19/3 a 25/2		PROJEKČNÍ KANCELÁŘ Ing. Anna Bruncliková Rybníček 26, 602 02 Brno E-mail: aneta@svoboda-williams.cz	
Investor: Jan Gottwald, Sekaninova 8932, Brno, PSČ 614 00		Datum: XI / 2009	
Stavba: Novostavba rod. domu ve Vážanech - ZMĚNA		Měřítko: 1 : 100	
Stavební část: Sklep		Stupeň: změna stavby	
		Číslo výkresu: F6	