



## House Five-bedroom (6+kk)

€ 1 142 518 | CZK 28 900 000

435 m<sup>2</sup>, Vyškov, Vážany



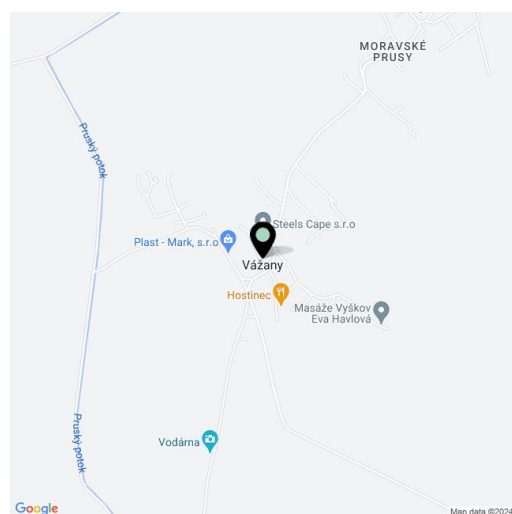


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Total area	435 m <sup>2</sup>
Plot	4 806 m <sup>2</sup>
Foot print	904 m <sup>2</sup>
Garden	3 345 m <sup>2</sup>
Floor area	316 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	2 double garages + outdoor parking space in the yard
Garage	78 m <sup>2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



This listed property consists of two opposite houses and a plot of land with a total area of more than 6,000 m<sup>2</sup>. The family house, built in 2008, is ready for comfortable living and is surrounded by a stunning garden with water features and an adjoining large plot. The second house, from the 1970s, offers completely flexible usage possibilities but is in need of complete renovation. The entire property provides ample space for a large family seeking perfect privacy and the opportunity to combine primary living with business or animal husbandry. The village of Vážany is set in the beautiful rolling landscape of Haná, less than half an hour's drive from Brno.

The practical layout of the newer house 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 m<sup>2</sup>) 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 the floors on the ground floor are tiled. On the first floor there 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 (2 cars, motorbike, bicycles), another 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 3 **water wells**, two dug (approx. 9 m and 6 m) and the third drilled (26 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**.

**The second house** has a functional framework but requires a complete renovation. The adjacent plot with a side entrance is suitable for activities such as animal husbandry, business ventures, or the construction of a barn or a garage. Instead of the existing building, a larger **apartment house** can be constructed on the plot, as it is possible to build on the entire width of the land.



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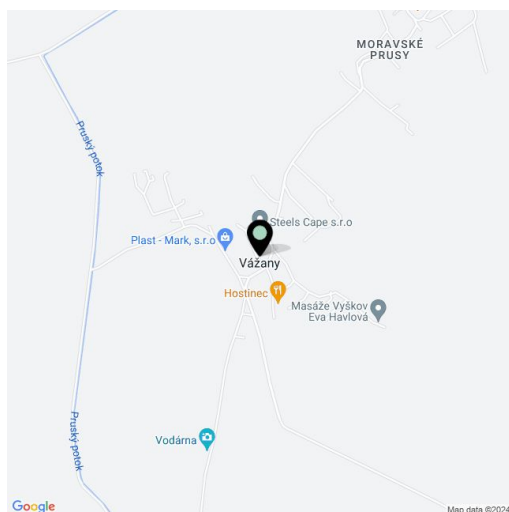
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The two houses are separated only by a local, low-traffic asphalt road.

There is a kindergarten about 100 m from the houses, 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 Dražanská vrchovina mountains**, is criss-crossed by hiking and bike routes.

Usable area of the house 435 m<sup>2</sup> (of which terrace 26 m<sup>2</sup>, garage 78 m<sup>2</sup> and cellar 15 m<sup>2</sup>), built-up area 904 m<sup>2</sup>, the second garage 80 m<sup>2</sup>, usable area of another building 190 m<sup>2</sup>, garden 3,345 m<sup>2</sup>, plot 4,806 m<sup>2</sup>. Usable area of the second house is approximately 200 m<sup>2</sup>, built-up area 389 m<sup>2</sup>, garden 920 m<sup>2</sup>, plot 1,309 m<sup>2</sup>.

In case you're interested in purchasing only a large, newer house, the price may be negotiable.

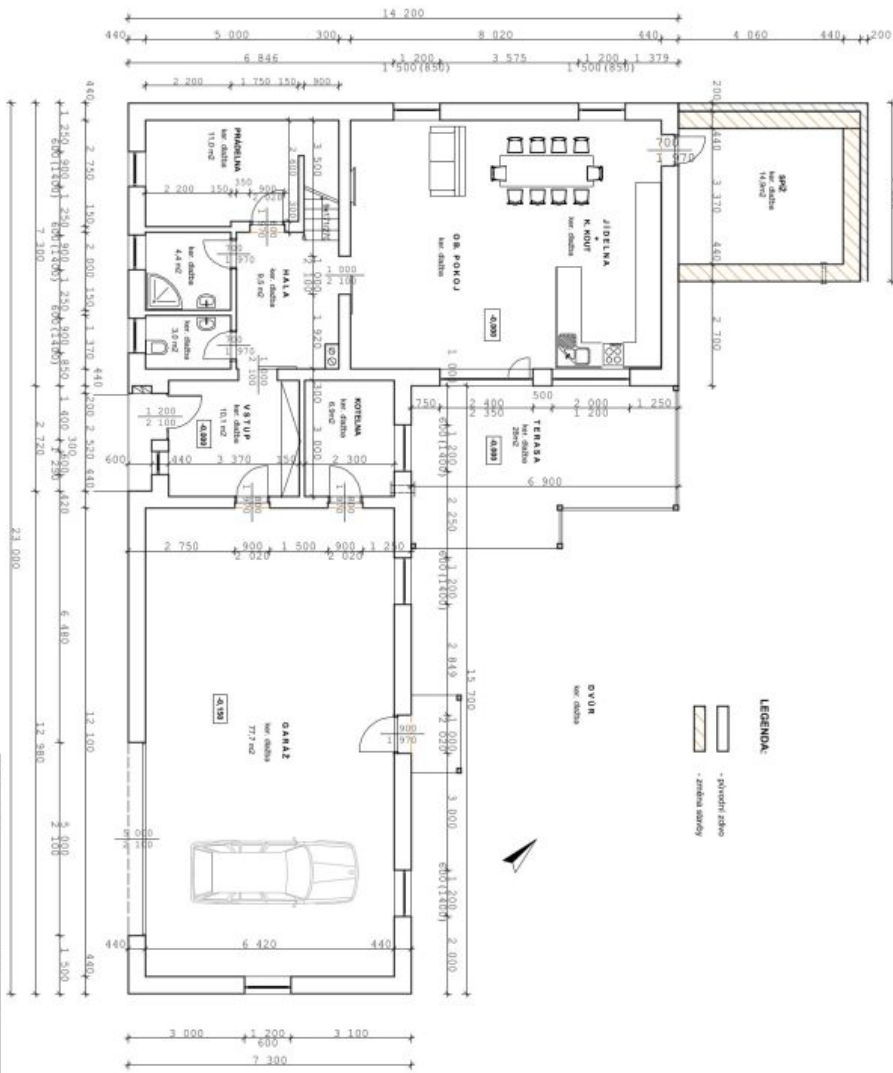




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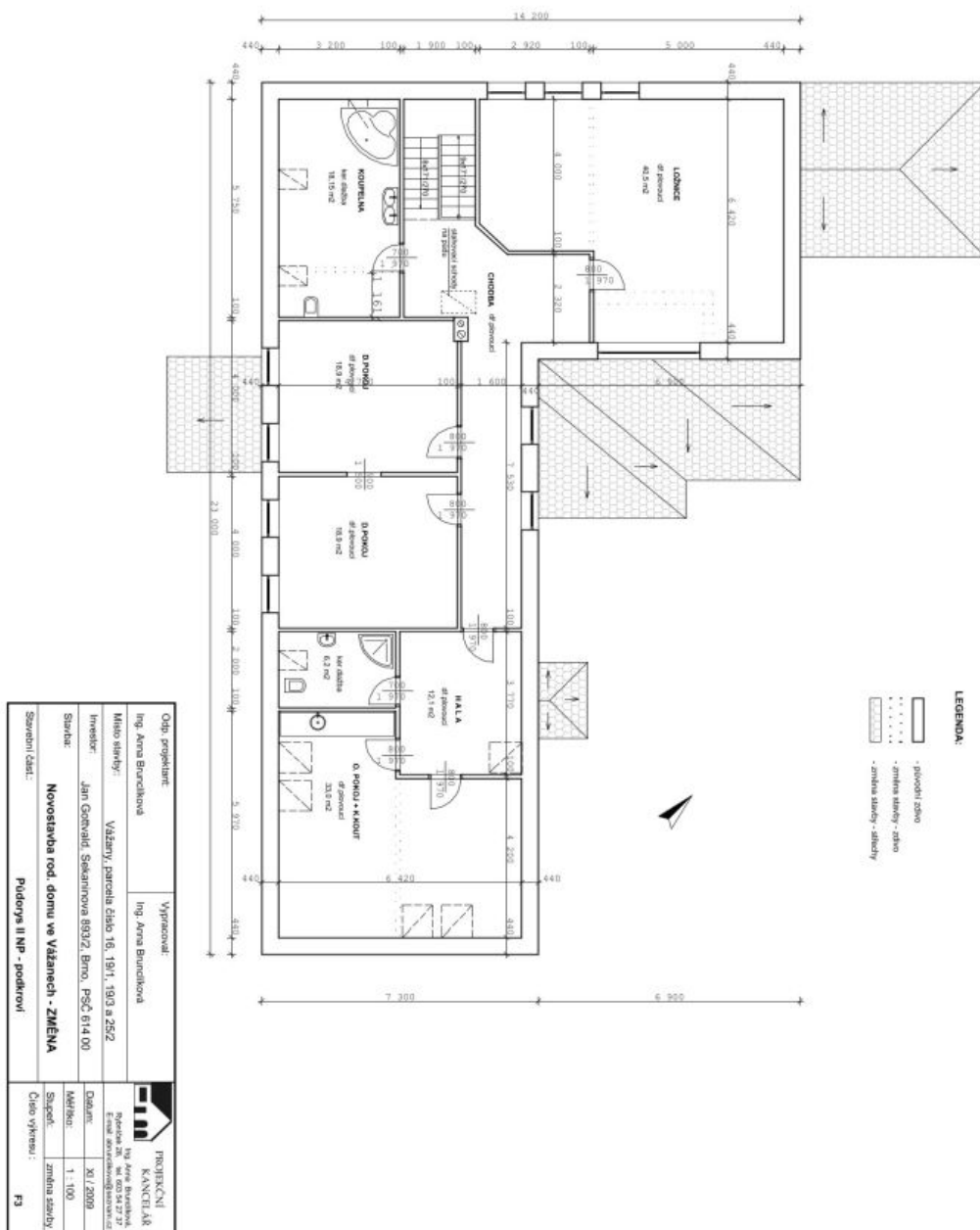
Objekt popíše:	Význam:	
Ing. Arno Brunečková	Ing. Arno Brunečková	
Místní stavby:	Vážany, parcela číslo 16, 191, 192 a 292	Projekce: 02 Vypracováno: 11.11.2022 E-mail: arno@kavcelar.cz
Investor:	Jan Gebhardt, Sahanova 899/2, Brno, PSČ 614 00	Datum: XI / 2009
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Mapa: 1:100
Stavovný čísl.:	Přístavba 1 NP - přístavba	Stupeň: změna stavby
		Číslo výkresu: P2



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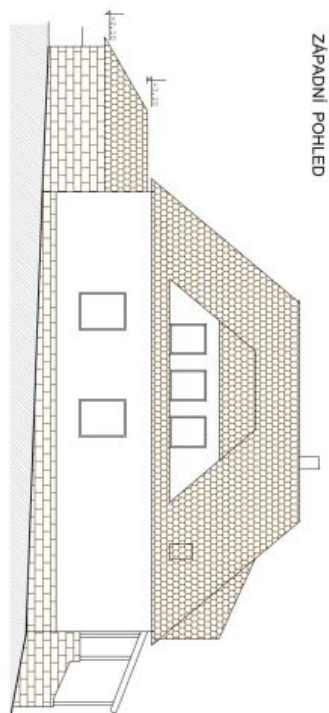




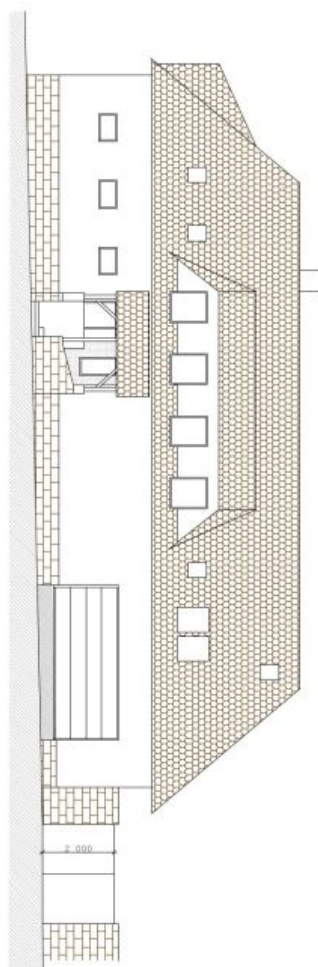
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435 m<sup>2</sup>, Vyškov, Vážany

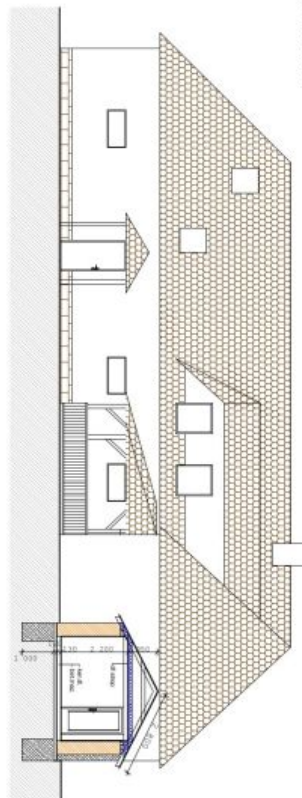
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ZAPADNI POHLED



ULIČNI POHLED



DVORNI POHLED

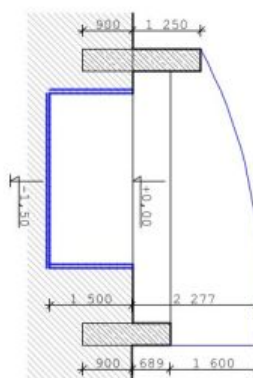
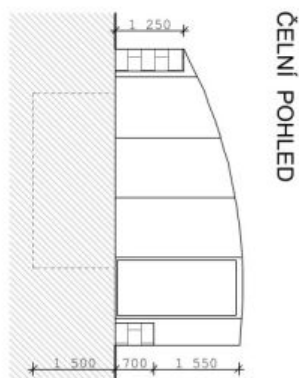
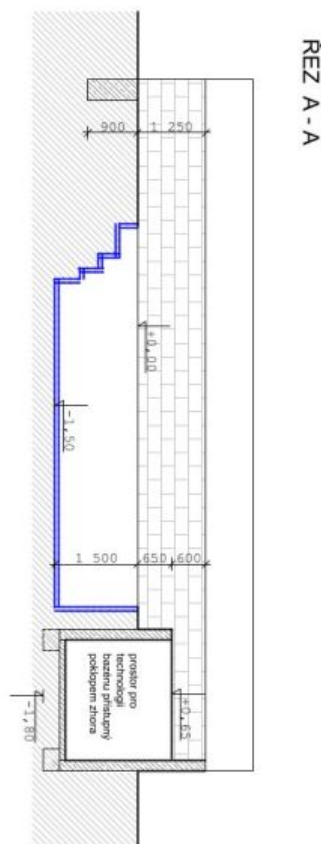
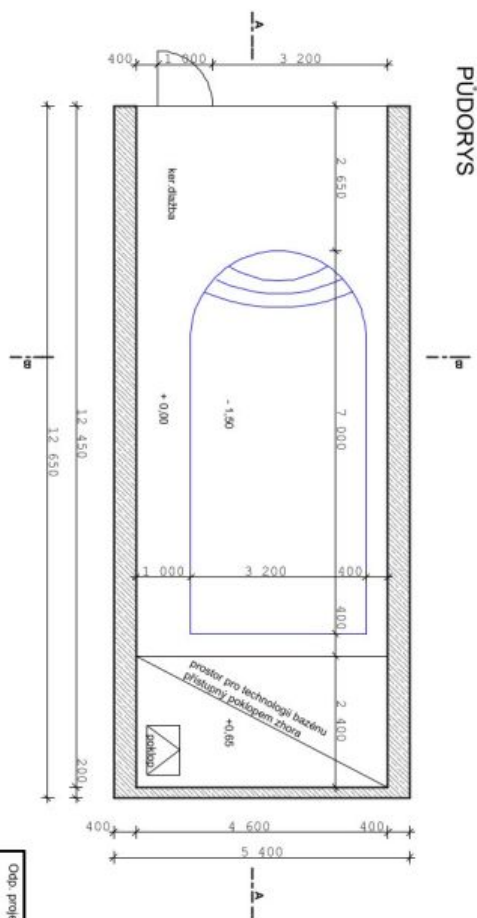
Objekt: projektant:	Vypracoval:	PROJEKČNÍ KANCELÁŘ Ing. Arno Brundčková
Místo stavby:	Vážany, parcela číslo 16, 181, 193 a 292	
Inventar:	Ján Gáborčík, Sekaninova 893/2, Brno, PSČ 602 00	
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	
Seznam částí:	Pohledy	
Číslo výkresu:	44	



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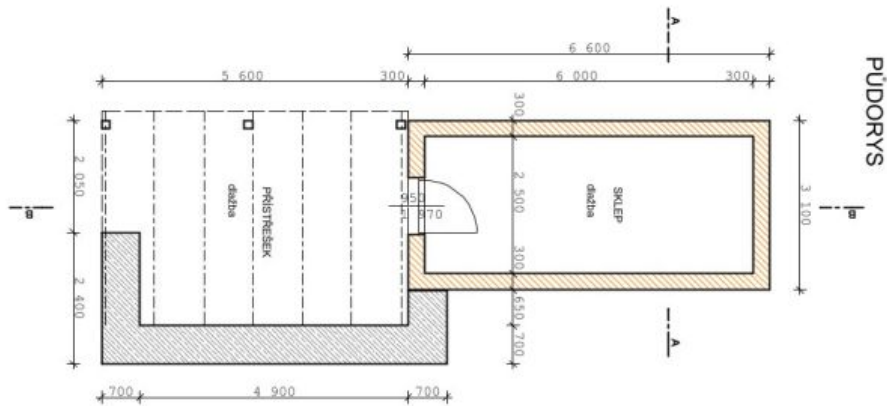
<b>Obj. projektant:</b>	Ing. Anna Brunclíková	<b>Vypracoval:</b>	Ing. Anna Brunclíková
<b>Místo stavby:</b>	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2	<b>PROJEKČNÍ KANCELÁŘ</b>	Ing. Anna Brunclíková Rybník 28, tel. 603 84 27 07 E-mail: anna.brunclikova@seznam.cz
<b>Investor:</b>	Jan Gotwald, Sekaninova 893/2, Brno, PSČ 614 00	<b>Datum:</b>	XI / 2009
<b>Stavba:</b>	<b>Novostavba rod. domu ve Vážanech - ZMĚNA</b>	<b>Měřítko:</b>	1 : 100
<b>Stavební část:</b>	<b>Krycí bazén</b>	<b>Stupeň:</b>	změna stavby
		<b>Číslo výkresu:</b>	<b>FS</b>



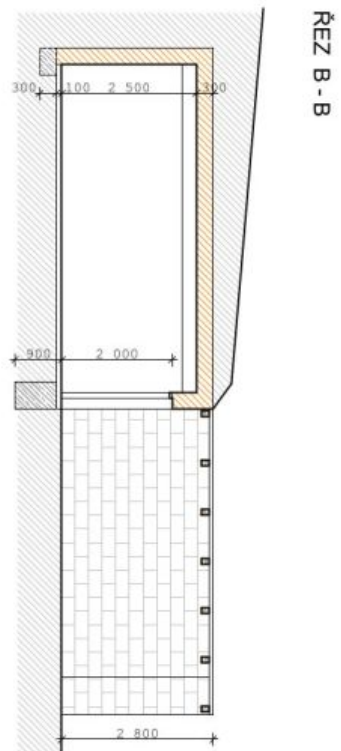
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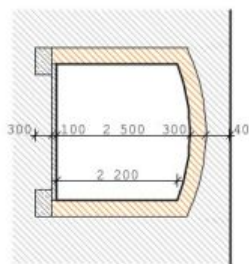
435 m², Vyškov, Vážany



PŮDORYS



ŘEZ B - B



ŘEZ A - A

**POZNÁMKA:**  
Sklep je zděný z cihelnou klenbou.  
Přístěbek před ním je ohrzděn z  
betonových válců a zakryt pulverou  
středou, podopřenou z přední strany  
dřevěnými sloupky.

Odp. projektant:	Ing. Anna Brunclíková	Vypracoval:	Ing. Anna Brunclíková
Místo stavby:	Vážany, parcela číslo 16, 19/1, 19/3 a 25/2		
Investor:	Ján Gotwald, Sekaninova 893/2, Brno, PSČ 614 00		
Stavba:	Novostavba rod. domu ve Vážanech - ZMĚNA	Datum:	XI / 2009
Stavební část:	Sklep	Mřítko:	1 : 100
		Stupeň:	změna stavby
		Číslo výkresu:	F6