



## House Four-bedroom (5+1)

Rented

336 m<sup>2</sup>, Brno-venkov, Kuřim, Pod Slavičkou





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Total area	336 m <sup>2</sup>
Plot	921 m <sup>2</sup>
Foot print	170 m <sup>2</sup>
Floor area	256 m <sup>2</sup>
Terrace	80 m <sup>2</sup>
Parking	Two secure covered parking spaces on the plot.
Cellar	-
Service price	Utilities in the approximate amount of CZK 10,000/month are billed separately.
PENB	B
Reference number	104880
Available from	Immediately

High standard family living in a tranquil green place near Brno and Kuřim. This completely furnished 3-4-bedroom 3-bathroom freestanding house that has been meticulously renovated, with a heated outdoor swimming pool and private mature garden is located on a quiet safe street only used by residents, in the village of Podlesí, part of the town of Kuřim. There is a pub and a multipurpose sports field neighboring vast forests with the Babí lom lookout tower.

The interior features a spacious living room (41 m<sup>2</sup>) with a **fireplace stove** and access to a large **terrace** and **garden**, a fully fitted kitchen with a pantry, and a gallery with a dining area. There is a master bedroom with a **walk-in closet** and an en-suite bathroom (walk-in shower), two bedrooms, a family bathroom (bathtub, walk-in shower, toilet), a separate toilet, and a **walk-in closet**. The basement floor includes a study, a bathroom (walk-in shower), a toilet, a utility room, a space suitable for a gym, and garden access.

**Garden with a heated pool, hardwood floors**, large-format tiles, large HS portal French windows, automatic exterior blinds, gas boiler, recuperation, central hoover, preparation for air conditioning, Miele (konvektomat) and Bora kitchen appliances, TV, soundsystem, bioclimatic pergola on the terrace, storage space for bikes and sports equipment, trampoline. **Two** secure covered **parking spaces** on the plot are available.



