



House Five-bedroom (6+kk)

€ 952 381 | CZK 23 900 000

398 m², Břeclav, Břeclav, Fibichova





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Total area	398 m ²
Plot	3 452 m ²
Foot print	323 m ²
Garden	3 129 m ²
Floor area	275 m ²
Terrace	64 m ²
Parking	Double garage + 5 spaces on the plot
Garage	59 m ²
Cellar	-
PENB	G
Reference number	108337

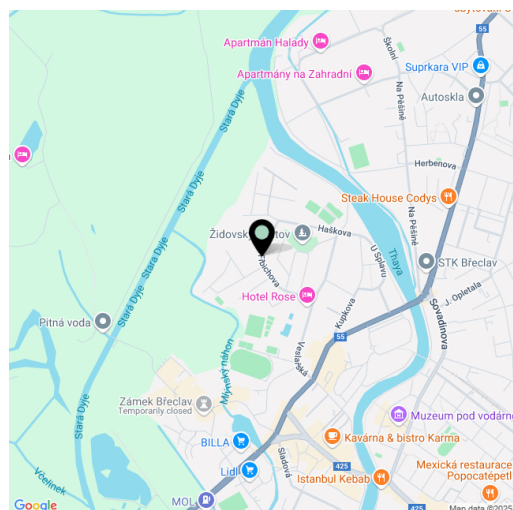
This very spacious, air-conditioned family home offering complete privacy stands on a large corner plot directly adjacent to a forest park. It is located on a quiet cul-de-sac in the town of Břeclav, within the Lednice-Valtice area, near the Austrian and Slovak borders.

Ground floor consists of a large open living space with a dining area and kitchen, as well as an office, a bedroom, a pantry, a laundry/utility room, a hallway, 2 bathrooms, a storage room, and a hall connected to the **garage**. All the rooms have access to the **garden terrace**. The upper floor, accessible by a staircase from the living room, features a master bedroom with an en-suite bathroom, 2 additional bedrooms, a separate toilet, and a walk-in closet. Two of the bedrooms on this floor have access to a separate **large terrace**. The practical layout also allows for **multi-generational living**, as the ground floor can be converted into a separate apartment.

The brick house was built in 2001. Windows, floors, and the staircase are **wooden**, windows have double glazing, **insect screens**, and **central-controlled exterior blinds**. The kitchen with a black stone countertop is fully equipped (including a **wine fridge**), and ample storage space is provided by custom-built furniture. The house has a **central vacuum system**, **air-conditioning**, gas heating (Viessmann boiler), and a **wood-burning fireplace** in the living room. **The southeast-facing garden with an automatic irrigation system features a tennis court, a pergola with a grill and seating, a garden house, and a swimming pool (12 × 5 m) with saltwater technology.** Parking is provided by a spacious **double garage**, and the paved area on the property allows for **up to 5 additional parking spaces**.

The peaceful location, where the **city meets the forest**, is close to a kindergarten and elementary school, a public **swimming pool**, an indoor swimming pool, a **sports hall**, an ice rink, a castle complex, and the historic town center. The surroundings offer many **hiking and bike trails**, and **Vienna or Bratislava** can be easily reached by car. Thanks to Břeclav's location on the II. railway corridor, even more distant cities, including Prague or neighboring countries, are conveniently accessible by train.

Total area 398 m², built-up area 323 m², garden area 3,129 m², total plot size 3,452 m².



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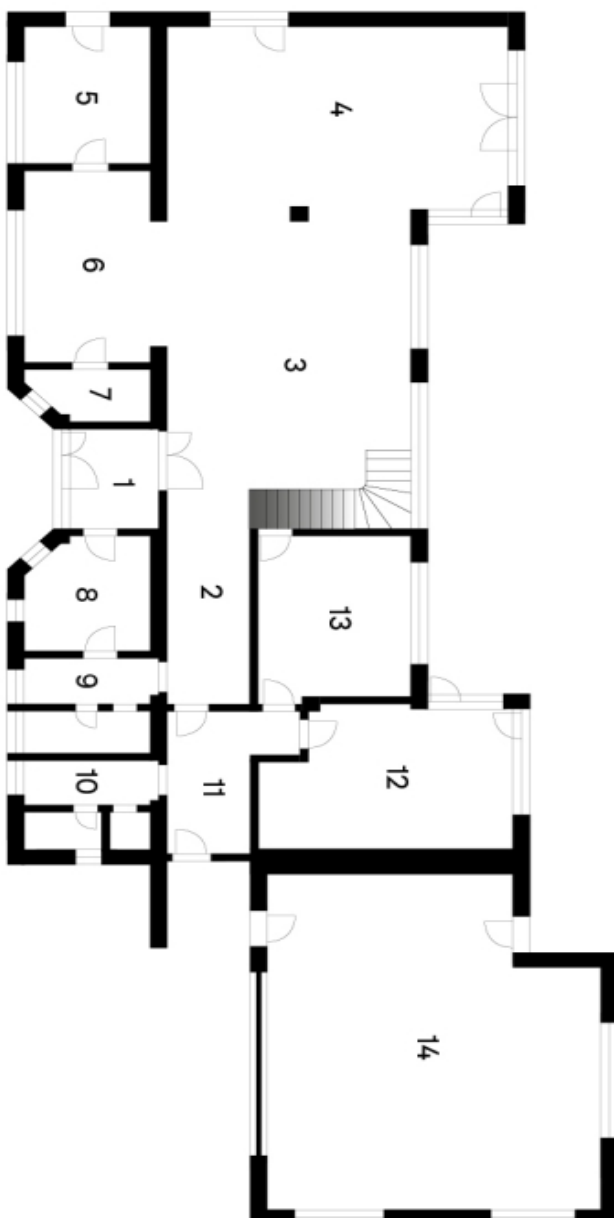
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Fibichova

Rodinný dům

1. NP

1	Zádvěří	5,3 m²	8	Šatna	8,3 m²
2	Vstupní hala	21,7 m²	9	Koupelna + WC	6,7 m²
3	Jídelna	23,0 m²	10	Koupelna + WC	6,4 m²
4	Obývací pokoj	37,9 m²	11	Vstupní místnost	8,8 m²
5	Kotelna, prádelna	10,8 m²	12	Pokoj hosta	21,4 m²
6	Kuchyň	14,6 m²	13	Pracovna	15,9 m²
7	Spíž	3,8 m²	14	Garáž	59,0 m²





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Rodinný dům

2. NP

1	Chodba	8,0 m ²	6	Šatna	7,6 m ²
2	Ložnice	24,6 m ²	7	Koupelna + WC	12,7 m ²
3	Ložnice	12,9 m ²	8	Terasa	63,5 m ²
4	Ložnice	17,1 m ²	9	Terasa	0,0 m ²
5	Koupelna + WC	7,7 m ²	10	Zatrávňená střecha	60,7 m ²

