



## House Four-bedroom (5+kk)

**Sold**

162 m², Brno, Brno - venkov, Nebovidy





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Usable area	162 m <sup>2</sup>
Plot	377 m <sup>2</sup>
Foot print	93 m <sup>2</sup>
Garden	284 m <sup>2</sup>
Floor area	142 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	C
Reference number	36493

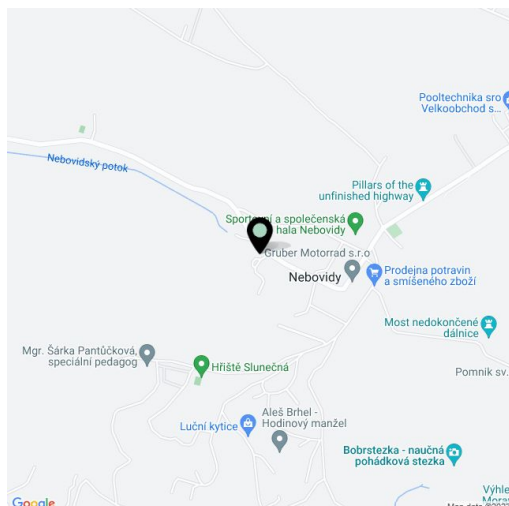
This modern family house with a practical layout, a carefully landscaped front garden, and a sunny back yard stands in a new quiet residential area of the Nebovidy village located on the outskirts of Brno at the foot of the Bobravská Highlands. Residents will enjoy being so close to nature, yet within easy reach of the city.

The ground floor has a living room with a kitchen and dining room connected to the **south-facing garden terrace**, a study, a toilet, a hallway, a foyer with direct access to the **garage**, and stairs leading to the first floor. There, you will find a master bedroom with a **dressing room**, 2 other rooms, and a central bathroom with bathtub, shower, toilet, and connection for a washing machine.

The **wooden building** with concrete foundations, a Satjam sheet metal roof, ceilings with exposed beams, a **walk-through attic**, and **soundproof partition walls** was built in 2011. Facilities include double-glazed **seven-chamber plastic windows**, **underfloor heating** on the ground floor (radiators on the first floor), vinyl floors, large-format tiles, and an electric boiler. Wastewater is drained into a sump. Parking is possible not only in the **garage** but also on **2 outdoor parking spaces**.

There is a kindergarten, a **modern sports and social hall**, or a library in Nebovidy. An elementary school, a post office, and other services are in the neighboring village of Moravany, less than 5 minutes away by car or bus. There is also a bus connection to Brno (8 minutes to the Futurum shopping center and the Ořečovská tram stop). The village is surrounded by **beautiful unspoiled nature** with Nebovid Hill and the forested valley of the Bobrava River or Augšperský Brook. The **Bobrava protected landscape area** begins just beyond the village.

Interior 142 m<sup>2</sup>, garage 18 m<sup>2</sup>, built-up area 93 m<sup>2</sup>, garden 284 m<sup>2</sup>, land 377 m<sup>2</sup>.

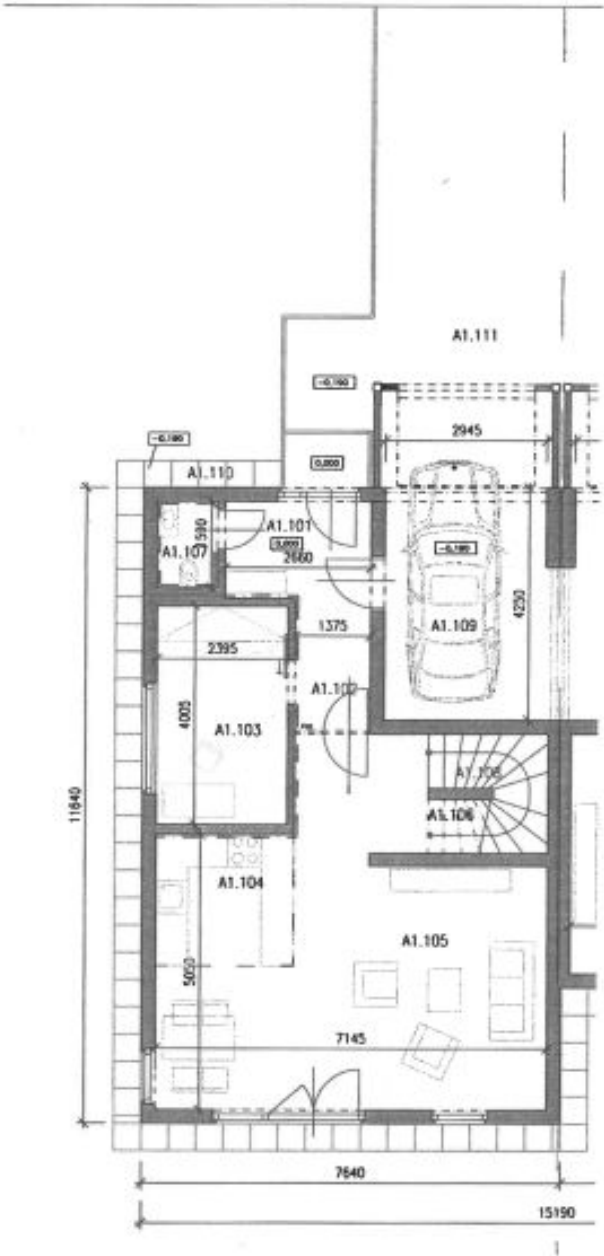




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Číslo	Objekt	Plocha (m²)	Objekt (m²)
A1.101	Obývací	5,5	2,855
A1.102	Obývací	6,8	2,855
A1.103	Pracovna	9,6	2,855
A1.104	Kuchyně	6,8	2,855
A1.105	Obývací pokoj	33,1	2,855
A1.106	Prostor pod schody	3,4	-
A1.107	WC	1,2	2,855
A1.108	Schody	4,2	2,855

CELKOVÁ  
OBSAHOVÁ PRŮMĚR TYP A 54,26

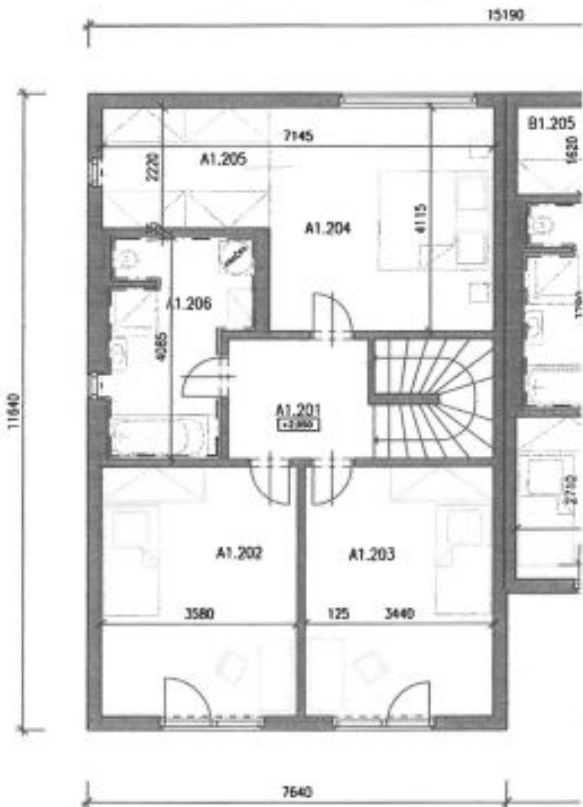




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ČÍSLO	ÚČEL, NEMOVITOST	PLOCHA (m²)	PRŮMĚR (m)
A1.201	CHODBA	5,8	2,855
A1.202	POKJ	16,3	2,605
A1.203	POKJ	15,7	2,605
A1.204	LŮŽNICE	16,8	2,605
A1.205	SÁLŇ	6,7	2,605
A1.206	KOPELNA	10,7	2,605
CELKEM		71,4	