



## House Three-bedroom (4+kk)

Sold

94 m<sup>2</sup>, Svitavy, Petrušov





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Plot	726 m <sup>2</sup>
Foot print	82 m <sup>2</sup>
Garden	644 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	38895

Originally a chapel, this building comes with a valid building permit for its reconstruction into a family house offering unique recreational or romantic housing. Located in the village of Petrušov surrounded by charming nature, its stylish interior, strong genius loci, and perfect privacy is ensured by the impossibility of further construction in the immediate vicinity.

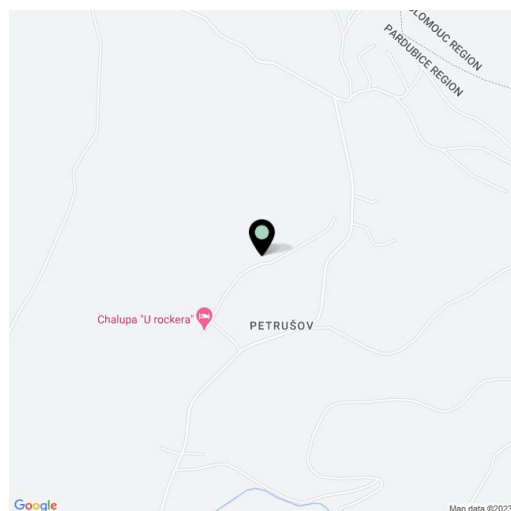
The building consists of two floors (2 × 47 sq. m.2) and 2 mezzanines with floor areas of 2 × 8 sq. m. (one of which is a **tower with large windows**).

The current owner has a building permit for converting the chapel into a family house. Construction, which is not under the supervision of the monument office, began in 2018. There is a new roof and electrical wiring, but as yet no toilet, sewerage, or water. A water well can be drilled on the plot. Access to the property is via an unpaved road.

The house is located in a quiet place, but not completely secluded, in a traditional small village situated less than 10 km from Moravská Třebová with a **nicely landscaped historic core** and complete civic amenities. In the Old Town, to which Petrušov belongs, there is a kindergarten and elementary school, a grocery store, or a post office. The village is located near the **Zábřežská Highlands** with mixed forests, flowering meadows, small rivers, and rolling fields. Petrušov is located about 45 minutes from Olomouc and 1.5 hours from Brno; traveling by car will be accelerated by the planned extension of the D35 highway.

Floor area 94 m<sup>2</sup>, built-up area 82 m<sup>2</sup>, garden 644 m<sup>2</sup>, land 726 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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