



## House Three-bedroom (4+kk)

Sold

150 m<sup>2</sup>, Břeclav, Valtice, 1. Máje





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Plot	242 m <sup>2</sup>
Foot print	100 m <sup>2</sup>
Garden	142 m <sup>2</sup>
Parking	2 spots in front of the house
Cellar	Yes
PENB	G
Reference number	39360

This family house, suitable as an investment property or as a residence, is located in a quiet residential part of Valtice, a town with a historic core and a beautiful castle listed by UNESCO, surrounded by a romantic park. It is a popular recreational and wine-growing location close to the Austrian border.

Currently, the house is divided into **two accommodation units**. Apartment 1 consists of 2 separate double rooms, a living room with a kitchen and dining area, and a bathroom (shower, sink, toilet). The second apartment consists of a bedroom, a living room with a kitchen and bathroom (shower, sink, toilet). Both apartments have **access to a garden** that provides perfect **privacy**. The **spacious attic** offers the possibility of building another apartment with a large terrace facing the garden. The building with a basement can be converted into a family house.

Facilities include floating and tiled floors, original wooden casement windows (towards the street), and plastic windows (towards the yard). The purchase price includes **new furniture** and equipment. Both kitchen units (1 brand new) are equipped with a stove with a hob, a microwave oven, and a refrigerator. Heating is provided by electric heaters. In the garden, there is a **sitting area and a shed for storing bicycles**. In front of the house are **2 parking spaces** (on municipal land). Investment criteria:

- usually fully booked from April to October;
- rent approx. CZK 2,300–2,500/night;
- active reservations for the entire summer of 2021.

The house is located in a **quiet part of town**, a 10-minute walk from the city center and a short walk from the **Bezruč lookout point**, which provides breathtaking views of the town and its rolling green surroundings. The place is full of restaurants and **wine cellars**, and the beautiful landscape of the Lednice-Valtice area can be explored on foot and comfortably by bike. Within reach are the **Pálava Hills**, the town of **Mikulov**, the national **Lednické rybníky** nature reserve, and many authentic Moravian and Austrian wine villages. Valtice is easily accessible from Prague and Brno, thanks to the D1 and D2 highways.

Usable area 150 m<sup>2</sup>, built-up area 100 m<sup>2</sup>, garden 142 m<sup>2</sup>, land 242 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.

