



## House Three-bedroom (4+1)

**Sold**

286 m², Brno, Brno - Bystrc, Rakovecká



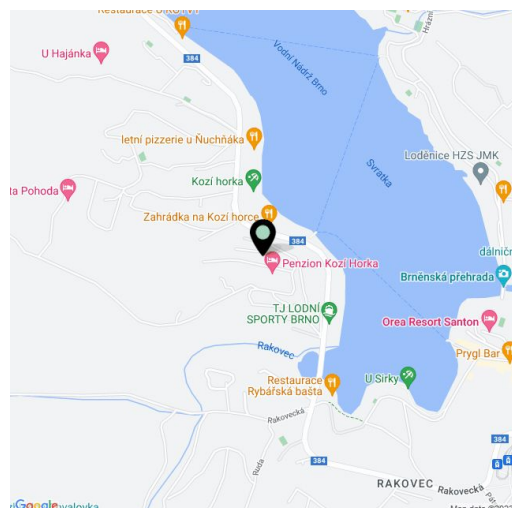


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|                  |                           |
|------------------|---------------------------|
| Usable area      | 286 m²                    |
| Plot             | 820 m²                    |
| Foot print       | 148 m²                    |
| Garden           | 672 m²                    |
| Floor area       | 216 m²                    |
| Terrace          | 70 m²                     |
| Parking          | Garage + 3 outdoor spaces |
| Garage           | Yes                       |
| Cellar           | -                         |
| PENB             | G                         |
| Reference number | 42418                     |



**This spacious three-story sunny family house with a garden, large terrace, and unique views of the Brno dam is located in a nice part of the Brno-Bystrc district, in the Koží Horka area near Podkomorské Lesy Nature Park.**

The basement consists of a kitchen with a dining area, a study/guest room, closets, a bathroom with a toilet, an entrance hall, a boiler room, and a laundry room. On the ground floor, there is a generously designed open living space connected to a **70 sq. m. terrace**. In the attic is a quiet area with 2 bedrooms, a bathroom, and a dressing room. The terrace and large windows provide **breathtaking views** of the water and the surrounding greenery.

The brick house was built in 1993. Its condition is good; the roof is from 2014. Facilities include **aluminum windows**, tiled floors throughout with **underfloor heating**, a security entrance door, veneered interior doors, an alarm, a Stiebel Eltron electric boiler, and **air-conditioning** in the bedroom. The basement is partially below ground level, which guarantees a pleasant coolness even in summer. The garden with mature trees has irrigation and lighting, and there is also a seating area by the **outdoor fireplace**. The house has a **garage** and **3 outdoor parking spaces**.

This **amazing place** with a holiday atmosphere right by a **beach and Koží Horka Dock** is also within easy driving distance from the city center. There is a bus stop a few steps from the house, and the bus ride to a tram stop takes less than 5 minutes. The ride to kindergartens, elementary schools, **high schools**, or to a shopping center is just as short.

Usable area 286 m² (of which terrace 70 m²), built-up area 148 m², garden 672 m², land 820 m².

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