



## House Three-bedroom (4+1)

Sold

286 m<sup>2</sup>, Brno-město, Brno - Bystrc, Rakovecká





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Total area	286 m <sup>2</sup>
Plot	820 m <sup>2</sup>
Foot print	148 m <sup>2</sup>
Garden	672 m <sup>2</sup>
Floor area	216 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
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 m<sup>2</sup> (of which terrace 70 m<sup>2</sup>), built-up area 148 m<sup>2</sup>, garden 672 m<sup>2</sup>, land 820 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.

