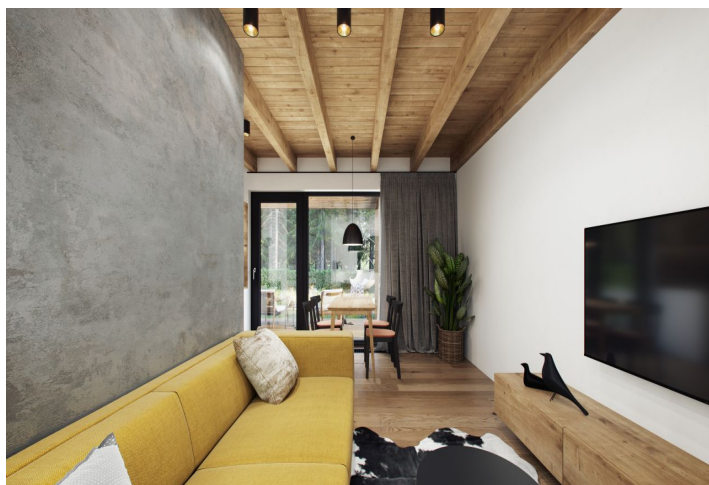




## House Two-bedroom (3+kk)

€ 226 460 | CZK 5 700 000

72 m<sup>2</sup>, Žďár nad Sázavou, Žďár nad Sázavou





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€ 226 460 | CZK 5 700 000

72 m<sup>2</sup>, Žďár nad Sázavou, Žďár nad Sázavou

Foot print	44 m <sup>2</sup>
Parking	Outdoor space by the house
Cellar	-
PENB	C
Reference number	42793

**This brand new family house situated in the middle of the beautiful and pure nature of the Žďárské Vrchy Protected Landscape Area is suitable for year-round recreational use as well as permanent living. The surrounding area allows you to spend all your free time outdoors: in the woods, by the pond, or on the golf course. The entire project is approved and ready to move into.**

The ground floor consists of a living room with access to the **south-facing terrace**, a bathroom (shower, toilet), and a hallway. In the attic, there are 2 bedrooms and a staircase.

Facilities include floating laminate floors, windows with heat-insulated double-glazed panes, fire-proof entrance doors, a preparation for a kitchen unit, a fully equipped bathroom, and large-format tiles. A **parking space** is adjacent to the house, and a shed with direct access from the outside is used for storing sports and garden equipment. Residents can use the **barbecue pit**.

There is a wide range of civic amenities in the village. There are grocery stores, a post office, a school, a library, an ATM, a pharmacy, a restaurant, and a pastry shop. Leisure time can be spent in a nature park, on the **grassy and sandy beach of the local pond**, on a playground, in the **museum of historic motorcycles**, on the nine-hole **golf course**, and in winter in a small ski resort. The place is surrounded by the **deep forests of the Žďárské Vrchy**. The drive from Brno takes about 1.5 hours and from Prague less than 2 hours.

Usable area 72.2 m<sup>2</sup>, built up area 44 m<sup>2</sup>, land 400 m<sup>2</sup>.