



Broker

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Cottage for sale near the Brno Dam, garden, own land

(06127_EN)

**3 440 000 CZK****Available 16.01. 2026****Total area:** 25 m²**Sort of real property:** Ostatní**Structure:** Cihlová

Facilities

Cottage for sale near the Brno Dam, garden, own land

We are exclusively offering a brick cottage for sale in the Brno - Kníničky district.

The property is intended for family recreation, but thanks to its equipment it is also suitable for year-round use.

The built-up area including the courtyard is 32 m², the garden has an area of 813 m².

The cottage is located in a popular recreational area near the Brno Dam, approximately 15 minutes walk away.

The building has a partial basement. On the ground floor there is an entrance hall, kitchen, living room and bathroom.

A separate storage room is accessible from the rear of the building.

In the attic there is a room with a beautiful view (approx. 9 m²) and a smaller study (approx. 3 m²).

The cottage was approved in 1970 and underwent partial reconstruction in 2012 (new bathroom, electrical installation and water distribution).

The property and garden with mature fruit trees are in a carefully maintained condition.

Access is provided from the village of Rozdrojovice, which provides all civic amenities - a shop, restaurant, municipal office and bus stop. Parking is possible near the cottage on municipal land.

Water is supplied from a well, waste is treated by a septic tank.

Heating is provided by a solid fuel stove and electric heaters.

If you are interested in more information or a personal inspection, please contact the listed broker.

The seller reserves the right to choose the buyer according to its own criteria.

Fast and professional legal service is a matter of course.

The real estate agency commission is not included in the purchase price.

■ Similar property