



Broker

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Luxury villa house for sale, 6+kk, Lelekovice near Brno city, garage, indoor pool, music studio, ... (01293\_EN)



## Price - info in RE

Available 04.05. 2024

Total area: 398 m<sup>2</sup>

Sort of real property: RD

Furniture: Not or partially

Structure: Cihlová

PENB: D



## Facilities



kuchyňská linka



krb



Terasa



sporák



sprchový kout



myčka



vana

## Luxury villa house for sale, 6+kk, Lelekovice near Brno city, garage, indoor pool, music studio, wine cellar

Are you looking for an exceptional property with a view of forests and horses, in complete privacy near Brno?

We exclusively offer you for sale a detached villa available 6+kk with garage, covered parking space, indoor pool, recording studio and wine cellar in the garden.

The total usable area of the house is 350 m<sup>2</sup> + two terraces with an area of 70 m<sup>2</sup>, all of which is spread over three above-ground floors of the house.

The total area of the land is 708 m<sup>2</sup>, of which the garden has an area of 523 m<sup>2</sup>.

On the first floor there is one garage space and another parking space in front of the house, as well as a room that is currently used as a music studio. Towards the garden, there is an indoor pool with a relaxation area, where it is possible to build a gym or a sauna.

The pool has its own toilet and shower.

We reach the second floor through a spacious corridor, where next to the garage there is a technical room with a raised bathtub for dogs and a storage room.

On the second floor, there is the main entrance, a toilet by the vestibule, a spacious hall, from which there is access to a dressing room, a study and a spacious kitchen with a living room of 73 m<sup>2</sup>, which is also equipped with a fireplace.

From the living room there is an entrance to the spacious terrace, which was renovated two years ago and provides a wonderful view of the garden and greenery.

An all-glass wall provides the main living room with plenty of light and at the same time evokes a perfect atmosphere.

The Paladini kitchen is equipped with built-in MIELE appliances (induction hob, electric oven, steam oven, fridge with freezer compartment, 2 built-in Scholtés cooling boxes, plate warmer).

The quiet part of the house is located on the third floor and consists of three bedrooms, a bathroom with a bathtub and a shower. The floor is also equipped with a separate room with toilet and bidet.

From the two bedrooms, it is possible to enter a wooden terrace of 39 m<sup>2</sup>, from which there is a beautiful view of the forest landscape, meadows and horses, which are close to the house.

The family house has a smaller wine cellar with an area of approx. 15 m<sup>2</sup>, which is entered from the garden.

The entire house is generously designed and equipped to a high standard. There is an emphasis on natural materials, stone cladding, marble tiles, custom interior doors, triple glazed exterior windows and aluminum profile doors, electric exterior blinds on the large glass walls on the southwest side of the house where the pool and living room are.

The rooms are equipped with air conditioning units and a Husky central vacuum cleaner.

The village of Lelekovice is located approx. 5 km north of Brno with very good accessibility via the E461 expressway. Brno can be reached by car in about 10 minutes. In the village of Lelekovice there are all civic amenities, a kindergarten, an elementary school, a pediatric and general practitioner, a dental office and other institutions. There is also a train station and public transport in the village of Lelekovice.

The approval of the house with an extended extension took place in 2008. The house is connected to municipal sewage and water supply, gas and electricity lines. Heating is provided by a gas boiler. The house is connected to the JABLOTRON central protection desk.

Please contact the broker if you are interested in a viewing.

## Similar property



### Sale, Houses Farmsteads, 0 m<sup>2</sup> - Otročin - Měchov

Otročin - Měchov

**3 990 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **1472 m<sup>2</sup>**



### Sale, Houses Family, 0 m<sup>2</sup> - Dětrichov nad Bystřicí

Dětrichov nad Bystřicí

**3 250 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **109 m<sup>2</sup>**



### Sale, Houses Family, 0 m<sup>2</sup> - Krasová

Krasová

**9 000 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **694 m<sup>2</sup>**



### Sale, Houses Family, 0 m<sup>2</sup> - Ořechov

Ořechov

**4 990 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **595 m<sup>2</sup>**





## Sale, Houses Family, 0 m<sup>2</sup> - Předín

Předín

**2 400 000 CZK**

**Reserved** | Sort of real property: **RD** | Total area: **170 m<sup>2</sup>**