



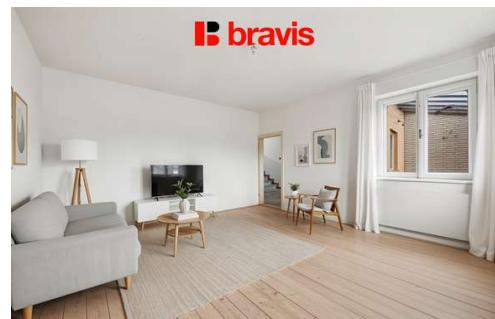
Broker

**Ing. Petr Klimeš**

+420 778 700 461

[petr@bravis.cz](mailto:petr@bravis.cz)

## Sale of a 3+1 family house, Klobouky u Brno village, cellar, garage, garden (06206\_EN)

**4 500 000 CZK****(incl. commission)****Available 07.01. 2026****Total area:** 112 m<sup>2</sup>**Sort of real property:** RD**Furniture:** Not or partially**Structure:** Cihlová**PENB:** G

## Facilities



Zahrada

### Sale of a 3+1 family house, Klobouky u Brno village, cellar, garage, garden

We are pleased to present to you an exclusive offer for the sale of a family house with a garden in the village of Klobouky near Brno, district of Břeclav.

The layout of the house is 3+1, it has a partial basement and the attic space can be used to build two more living rooms and create a 5+1 house. The house also has a veranda, a wine cellar and a garage in the garden.

Floor layout:

1.PP - The basement space consists of a workshop/technical room with a gas boiler. The wine cellar has a separate entrance next to the house.

1st floor - Corridor with stairs, veranda, kitchen, bathroom, living room and second room.

2nd floor - Separate room + two attic spaces.

There is a garage in the garden, which can be preserved or converted into, for example, a garden house. There are also fruit trees, walnut, three types of wine and a well, the property is fenced.

The house is ready and cleared for reconstruction, so the new owners can create a new home according to their own ideas.

The house is connected to all utilities. The advantage is the orientation of the corner family house and parking directly in front of the house or on the property.

Klobouky u Brno is a town in the district of Břeclav in the South Moravian region, 29 km southeast of Brno in the valley of the Kloboucké stream. Approximately 2,500 inhabitants live here. You will find extensive civic amenities here, with a focus on facilities in the field of education, culture and leisure activities, thanks to - the Gymnasium, the Basic Art School, the city museum in the castle and the reconstructed windmill. There is also a kindergarten, a health center and other small institutions.

The fastest way of transport between Klobouky u Brno and Brno is a direct bus (line 109), the journey takes approximately 43 minutes. You can get to Brno by car in about half an hour.

If you are interested in a tour, do not hesitate to contact the broker in question.

PENB is being processed. With regard to the legislative requirement for its publication, the property must be marked in en. class "G".

## Similar property

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

Otročín - Měchov

3 990 000 CZK

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

### Sale houses Family, 100 m<sup>2</sup> - Omice

Nádražní, Omice

6 900 000 CZK

Reserved | Sort of real property: RD | Total area: 100 m<sup>2</sup>

### For sale luxury family house 6+kk and 3+kk, 2x double garage, Wolkerova street in the heart of Mikulov overlooking the historical

Wolkerova, Mikulov

33 890 000 CZK

Reserved | Sort of real property: RD | Total area: 355 m<sup>2</sup>

### House for sale 5+1, winter garden, outdoor covered swimming pool, sauna, parking for up to 3 cars, ornamental pond, wine cellar, Nebovídská, Střelice

Price - info in RE

Reserved | Sort of real property: RD | Total area: 294 m<sup>2</sup>

### Sale houses Cottage, 250 m<sup>2</sup> - Svinošice

Svinošice

3 249 000 CZK

Reserved | Sort of real property: RD | Total area: 100 m<sup>2</sup>

**Sale houses Family, 140 m<sup>2</sup> - Rebešovice**

Horky, Rebešovice

**15 500 000 CZK****Reserved** | Sort of real property: **RD** | Total area: **140 m<sup>2</sup>**