



## Land

14 859 m<sup>2</sup>, Jablonec nad Nisou, Frýdštejn

€ 234 499 | CZK 5 900 000





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Price per sq. m.	397 CZK
Total area	14 859 m <sup>2</sup>
Land type	Housing
Reference number	101870

**1.5 hectares of land with meadows, forests, and a romantic country house for reconstruction, located in the Český ráj protected landscape area. A unique place with wonderful views set near several romantic ruins and the Malá Skála castle.**

Approximately **1,000 m<sup>2</sup>**, of land out of a total area zoned as housing in the zoning plan. The maximum **coefficient of buildability is 20%** and the minimum **coefficient of greenery is 60%**. There is a **building with a partial basement on the property with a built-up area of 167 m<sup>2</sup>** in a condition requiring complete reconstruction. **Water supply and electricity** are installed in the house, and **sewerage** is handled by a sump with overflow. The existing house can thus be expanded by approx. 30 m<sup>2</sup> as part of the reconstruction, and a new building with 1 floor and a residential attic is also possible on the construction part of the land instead of reconstruction. There are **2 good water wells** on the property ensuring a high-quality and sufficient source of water, and the cellar has a **vaulted ceiling with hand-worked sandstone blocks**.

The size of the plots guarantees perfect privacy, yet they are not isolated. Access is from an asphalt road that is about 120 m along a paved road. The plots of land extending to the south, east, and west are part of the very heart of Český ráj. They are located near the **Maloskalská Drábovna formation or the Jizerská lookout point**. The surroundings are criss-crossed by hiking, nature, and bike trails, and the region is also very popular among fans of rock climbing. In winter, the place is a good starting point for trips to the Jizera or Krkonoše mountain resorts. The drive from Prague only takes about 45 minutes.

Total area 14,859 m<sup>2</sup>.

