



# Land

71 439 m<sup>2</sup>, Strakonice, Uzeničky

€ 588 468 | CZK 14 850 000





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Price per sq. m.	208 CZK
Total area	71 439 m <sup>2</sup>
Land type	Pond
Reference number	103177

**An offer of a water area - a pond of 70,499 sq. m. The sale also includes 2 recreational properties on the shore. The property is located in a beautiful landscape at the border of the Central Bohemia, South Bohemia, and Pilsen regions between the Brdy and Orlík protected areas.**

The pond, including a meander, is a historic body of water, currently **leased by a fishery** that breeds **carp**. One option is to continue renting it, but of course also to **independently farm it** or organize **sport fishing events**.

On the shore is one **habitable and maintained cottage**, the other cottage has a building permit for reconstruction. The implementation project is part of the offer as well as the **garden modification project** from a respected **garden architectural studio**.

Access to the pond is completely problem-free via an asphalt road that runs along the entire western bank. A forest path leads to the cottages. **A dense forest** surrounds the pond on the eastern side. On the southern side is a development of family houses. There is also a **romantic ruin** nearby, which can be reached by a hiking trail. Civic amenities operate in nearby Bělčice and Blatná.

Total area 71,439 m<sup>2</sup>.

