



## Land

960 m<sup>2</sup>, Semily, Vysoké nad Jizerou

**Sold**





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Price per sq. m.	2 057 CZK
Total area	960 m <sup>2</sup>
Land type	Housing
Reference number	42817

**This sunny plot of land with breathtaking views is located right next to a small ski area in Sklenařice, near the Jizerské Hory Nature Reserve. This nice natural landscape with a sparse population guarantees clean air, peace, and privacy.**

The land with a total area of 960 sq. m. is located on a **southeast-facing slope**. It is possible to build a maximum of one **country-style family house** with a basement, 1 above-ground floor, and a residential attic on the plot. The maximum buildability rate is 20% (192 sq. m.). It is necessary to dig a water well and apply for a connection to the electricity network. Access almost all the way to the property is via an **asphalt road**, approx. 50 meters along an unpaved road.

The plot of land has an ideal location for summer and winter sports trips to the **Jizera or Krkonoše mountain resorts**. Civic amenities are located in Vysoké nad Jizerou, about 5 minutes away by car or bus. In Vysoké, there is a kindergarten and elementary school, a health center with a pharmacy, a grocery store, and other shops, as well as several restaurants and a pastry shop.

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