



## Land

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

€ 315 662 | CZK 7 800 000





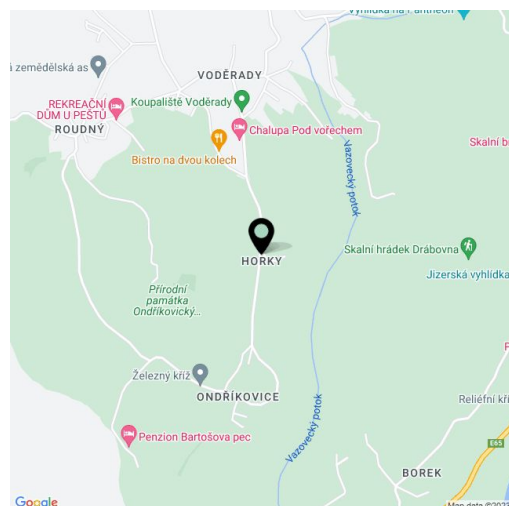


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Price per sq. m.	525 CZK
Total area	14 859 m <sup>2</sup>
Land type	Housing
Reference number	101870



**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 sq. m. of land** out of a total area zoned as housing in the zoning plan, the maximum **coefficient of buildability is 20%**, 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 sq. m.** in a condition requiring complete reconstruction. **Water supply and electricity** are installed in the house, **sewerage** is handled by a sump with overflow. The existing house can thus be expanded by approx. 30 sq. m. 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, the cellar is **vaulted 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.

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