



## Land

1 224 m<sup>2</sup>, Břeclav, Nový Přerov

€ 205 088 | CZK 5 200 000





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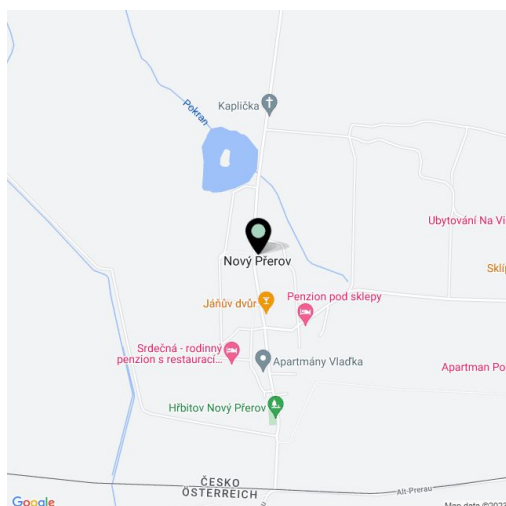
Price per sq. m.	4 248 CZK
Total area	1 224 m <sup>2</sup>
Land type	Housing
Reference number	101372

**This spacious plot of land with a building permit for a family house is located near the wine-growing village of Nový Přerov, located on the Czech-Austrian border near Mikulov.**

A flat plot of land with a total area of 1,224 sq. m. is ready for immediate construction; the **utility connections** have already been built. Part of the offer is a **project of a two-story family house** with a 5-bedroom layout, a garage, a covered parking space, and a large garden terrace. (The building permit is for a different type of family house, the house in the visualizations would only be permitted by changing the structure before completion.)

The **picturesque village** has a kindergarten, a grocery store, a restaurant, and a **riding club**; other amenities are in nearby **Mikulov**, which is easily accessible by car and bus. The village is surrounded by a **beautiful South Moravian landscape** interwoven with **hiking and cycling routes** leading between **vineyards**, and it is also close to **Pálava**. Brno is about a 30-minute drive away, and **Vienna** is less than an hour.

Total area 1,224 m<sup>2</sup>.





PŮDORYS 1NP - V KONTEXTU PARTERU

1:100

