



# Land

765 m<sup>2</sup>, Příbram, Dobříš, Jeřábová

**Sold**





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Price per sq. m.	8 497 CZK
Total area	765 m <sup>2</sup>
Land type	Housing
Reference number	101821

This gently sloping, southwest-facing plot with a valid building permit for a family house is located in a quiet place in a popular part of the town of Dobříš, in the immediate vicinity of the Hřebený nature park. This elevated spot with views of the surrounding countryside allows for peaceful living within quick reach of all services.

The 765 sq. m. land has electricity, water, and sewage connections, there is a well on the plot, too. Part of the purchase price is a **project for the construction of a one-story family house** with the possibility of a basement, and a building permit has already been issued for the project. The maximum possible built-up area is 25% (i.e. 191 sq. m.), the maximum building height is 7.5 m. There are **2 options**: one with a cellar from the original (now demolished) cottage or with no cellar.

The **south-west oriented** land is accessible via a public paved road. The district consists of original and new developments of cottages and family houses surrounded by gardens. There is a kindergarten and a children's playroom in the immediate vicinity, and a supermarket and restaurant are nearby. It is possible to reach the **Smíchovské nádraží metro station** directly by **suburban bus** in about half an hour. The surroundings offer plenty of options for walking or cycling, and the popular tourist and recreation areas of **Brdy, Český Karst, or Slapy** are within easy reach.

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