



# Land

4 742 m<sup>2</sup>, Klatovy, Kašperské Hory

**Sold**





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|                  |                      |
|------------------|----------------------|
| Price per sq. m. | 1 455 CZK            |
| Total area       | 4 742 m <sup>2</sup> |
| Land type        | Housing              |
| Reference number | 102821               |

**This large plot of land with a valid building permit is located on a southeastern slope in the beautiful landscape of the Kašperská Vrchovina nature park in Šumava. The place provides perfect peace, complete privacy, wonderful views of the green surroundings, and a wide range of sports activities in every season.**

**A building permit** was issued for a family house (usable area 140 sq. m.), a shed, a barn (215 sq. m.), a water well, and a sewerage treatment plant. **A stylish mountain house** with a ground floor, an attic, and a gable roof with a **bell tower** is planned on the plot. The proposed layout includes a fruit and vegetable cellar in the basement, a living space, a bedroom, a dressing room, a vestibule, a closet, a hall, a utility room, a bathroom, a toilet on the ground floor, and storage space in the attic.

Heating will be provided by an electric boiler supplemented by a **tiled wood-burning stove**. Drinking and service water will be from a **drilled well**. The house, designed to fit naturally into the local environment, will be adjoined by a **southeast-facing garden**. Beautiful views of the surrounding nature cannot currently be disturbed by **any potential construction** in the **neighborhood**. The plot of land is **easily accessible** via a municipal road, and an access road is shared with the neighbors. **The deadline for starting construction is October 2024.**

The nice place is located near the tourist-attractive town of **Kašperské Hory** with its historic core and photogenic **Kašperk Castle**, about a 15-minute drive from Sušice, a popular town for boaters. Many **cultural events** take place in the Kašperské hory and Sušice area. In winter, you can use numerous nearby **ski trails** and **ski slopes**, and in other seasons **bike paths and hiking trails**.

Total area 4,742 m<sup>2</sup>.

