



Land

2 168 m<sup>2</sup>, Rousínov, Vyškov, Olšany

€ 311 315 | CZK 7 800 000







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Price per sq. m.	3 598 CZK
Total area	2 168 m <sup>2</sup>
Land type	Housing
Reference number	105478

This plot of land with an area of 2,168 m<sup>2</sup>, with the possibility of purchasing a project for the construction of a family house with a valid building permit, is located at the end of a cul-de-sac. Beyond is only nature, forest and peace. Only 647 people live in the village of Olšany in the Vyškov district, which is why living in this locality has an intimate community character.

Your dream of owning your own home may soon become a reality. You can start building this year on an area 66 m long and 40 m wide. Project documentation for the construction of a family house, including a valid building permit, is available for an additional fee of CZK 800,000.

The design of a **single-storey low-efficient house with photovoltaics** has a planned area of 143 m<sup>2</sup> of interior space, it has a layout of **3-bedroom** with 2 bathrooms, a dressing room, a utility room, a terrace, a garage, additional parking on the property, a swimming pool and a garden house. **All utility networks** are at the border of the property and only one house is being built in the street with **access via its own asphalt road with public lighting**.

The quiet location of **Olšany** is located **30 km from Brno**, 10 km from Vyškov and 7 km from Rousínov. A big advantage is the **kindergarten** right in the village of Olšany and the elementary school in the nearby village of Habrovany. A beautiful **forest** and a picturesque view of the surroundings will keep you company every day. It is not surprising that even the actor Bolek Polívka, who has his cottage nearby, fell under the spell of the local nature.

The total area of the land is 2,168 m<sup>2</sup>.

