



Land

2 382 m², Břeclav, Valtice, Růžová

€ 819 017 | CZK 20 500 000





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Price per sq. m.	8 606 CZK
Total area	2 382 m ²
Land type	Housing
Reference number	105841

This building plot with a total area of 2,382 m² and wine cellars, suitable for the construction of a family or a guest house, is located in the immediate vicinity of the romantic castle park in the sought-after wine village of Valtice, which is located near the Pálava protected area and is part of the Lednice-Valtice area.

The land consists of a flat part, slightly sloping to very sloping with forest cover and terraces adjacent to the **castle park**. There are all **utility networks** on the property - gas, water and sewage, and a **water well** with water for irrigating. The property includes **dilapidated buildings for reconstruction** (one of the oldest in the city, they do not have heritage protection), and **2 Haban cellars** - one was used for wine production, the other, the original one with a **vaulted ceiling**, is extensive and divided into 2 parts. The land can be built up to a **maximum of 50% of the area**, it can be built or reconstructed on the basis of existing buildings.

An excellent location near the **city center, park and vineyards** allows for pleasant living and is also suitable for a guest house. Cafes, restaurants, an elementary school or **secondary wine school**, shops or a post office are within walking distance, and the bus station is also nearby. The city has an advantageous location for car trips to **Brno, Bratislava and Vienna**. The **Lednice-Valtice Cultural Landscape** is included in the **UNESCO** list and, in addition to many cultural and historical monuments, it is also characterized by **beautiful nature**, which can be explored on foot or comfortably by bike.

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