



Land

2 382 m<sup>2</sup>, Břeclav, Valtice, Růžová

€ 809 317 | CZK 20 500 000





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

**This building plot with a total area of 2,382 m<sup>2</sup> and wine cellars, suitable for the construction of a family or a guest house, is located in the immediate vicinity of a 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 many trees and terraces adjacent to the **castle park**. Complete **utility networks** are on the property - gas, water and sewerage, and a **water well** with water for irrigation. The property includes **dilapidated buildings requiring reconstruction** (one of the oldest in the city, but they do not have heritage protection), and **2 Haban cellars** (one was used for wine production, the other original one with a **vaulted ceiling** is extensive and divided into 2 sections). **A maximum of 50% of the land** can be built up—built or reconstructed on the site of the existing buildings.

This excellent location near the **city center, park, and vineyards** allows for pleasant living and is also suitable as a guest house. Cafes, restaurants, an elementary school or **secondary wine school**, shops, or a post office are within walking distance, and a bus station is also nearby. The city is nicely located for car trips to **Brno, Bratislava, and Vienna**. The **Lednice-Valtice Cultural Landscape** is on the **UNESCO heritage** 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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