



## House One-bedroom (2+kk)

Sold

65 m<sup>2</sup>, Svitavy, Svojanov







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Plot	1 863 m <sup>2</sup>
Foot print	37 m <sup>2</sup>
Garden	1 826 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	43250

This cottage intended for reconstruction is set on a beautiful plot of land with a total area of 1,863 sq. m., with an exceptional location near Svojanov Castle, in the Křetínky Valley nature park, practically untouched by modern civilization. Beautiful views, fresh air, and an attractive landscape.

The cottage consists of 1 above-ground floor and an attic; the total usable area is approx. 65 sq. m. There is a common room and kitchen on the ground floor and a bedroom on the first floor. Heating is by a new **fireplace stove**. The building is habitable but suitable for complete reconstruction. According to the zoning plan, a **family house or a farmstead** can be built here, and **zoning approval is sufficient for construction to start**.

There is a functional **electrical connection (3x25)** on the plot; water is supplied from a **spring**, which is also used by the surrounding cottages. There is a woodshed and a dry toilet on the property.

**This beautiful place** in the middle of nature, yet not completely isolated, guarantees perfect privacy, peace, and a sense of security. The dominant feature of the area with meadows, forests, and rivers is the popular ruins of **Gothic Svojanov Castle**, and there are other historical and natural monuments in the vicinity. Svojanov has bus connections with the surrounding towns, and the drive from Brno takes less than 1 hour by car.

Usable area approx. 65 m<sup>2</sup>. built-up area 37 m<sup>2</sup>, plot 1,863 m<sup>2</sup>.

