

Land

€ 115 954 | CZK 2 900 000

3 901 m², Děčín, Chřibská

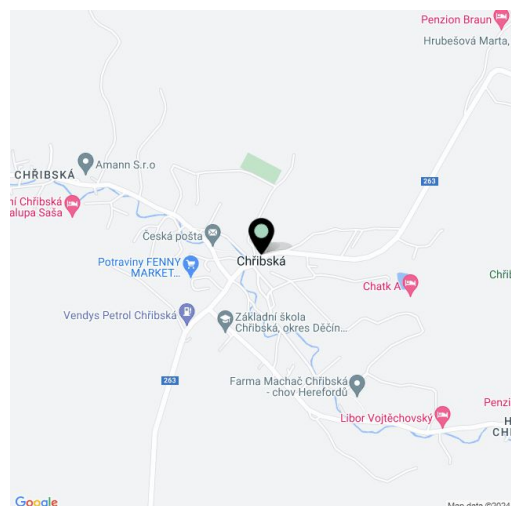


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Price per sq. m.	743 CZK
Total area	3 901 m ²
Land type	Housing
Reference number	104613



This plot of land with a total area of 3,901 m² with the possibility of building 1 to 2 family houses is located on the edge of the nearest development, in a beautiful and perfectly quiet place in a picturesque valley with the town of Chřibská in the Lužické Mountains PLA.

The land is flat, utility networks have been brought to neighboring plots. According to the zoning plan, 2,700 m² is in the BI 55 zone – individual housing, the rest is a local biocenter. The buildable part is approx. 2,190 m² and the non-buildable part is about 1,711 m². The maximum buildability is 20%, the house must have a gable roof and a maximum of one floor and a residential attic, and respect the architectural and urban character of the existing development.

The minimum size of the building plot for the location of 1 family house is 1,000 m², so theoretically it is possible to build 2 family houses here. However, due to the possibilities of connection to communication and the conditions of the spatial layout, the land is more suitable for the construction of 1 family house. At least 2 parking spaces will be reserved for each building plot.

The town of Chřibská is located in a beautiful natural landscape on the territory of the Lužické Hory PLA, the Labské Pískovce PLA and the České Švýcarsko National Park. There is a kindergarten and elementary school, grocery stores, a health center, a restaurant, a cafe, a swimming pool, and a forest theater. In the center of the city, there are important buildings representing typical examples of local architecture with a wooden ground floor and half-timbered floor. Transport connections with the surrounding towns are provided by buses, the railway station is approx. 5 km from the town center.

Total area 3,901 m².