



## House Five-bedroom (6+kk)

Sold

300 m<sup>2</sup>, Tábor, Bechyně

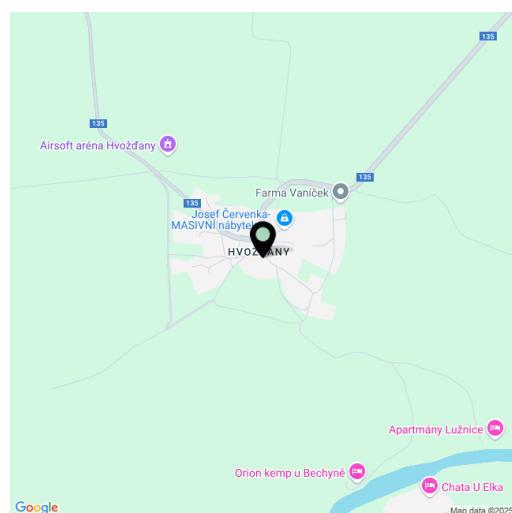




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Plot	6 958 m <sup>2</sup>
Foot print	1 343 m <sup>2</sup>
Garden	5 615 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105089



**This traditional country farmstead, which is currently being gradually reconstructed, is located in the small village of Hvožďany in the South Bohemian region near the Lužnice River, on the outskirts of the tourist-attractive town of Bechyně, approx. 25 km from Tábor. The property also includes 3 plots with valid building permits for the construction of small family houses.**

In the main building is a residential part with a new **modern kitchen** and bathroom. There are also new concealed electricity distributions and a new floor; the walls are **cleared down to the brick layer**. The **facade** facing the village green is also new, and the house is **treated against moisture** by undercutting. **A large barn** is part of the farmstead.

The building with a large plot of land has a **variable possibility of use**. It is suitable, for example, for **building apartments**, **an outdoor covered kitchen**, and **a swimming pool**. Subsequently, the property will be ideal for **organizing weddings, teambuilding events**, etc. The property also includes **3 adjoining plots of land for a starter family or holiday homes** with a usable area of 90 m<sup>2</sup>. **A building permit has already been issued** for the houses, which is the last one in this part of the village for a long time.

Hvožďany is located in the **picturesque South Bohemian landscape** between the **romantic Lužnice River**, a nature park, and the town of **Bechyně** with a beautiful historical core and complete infrastructure – schools, shops, post office, restaurants, doctors, and pharmacies. Bechyně is only a few minutes away by car or bus, and the **town of Tábor** is also within a short driving distance.

Usable area approx. 300 m<sup>2</sup>, built-up area and courtyard 1,343 m<sup>2</sup>, garden 5,615 m<sup>2</sup>, plot 6,958 m<sup>2</sup>.