



## Land

2 465 m<sup>2</sup>, Plzeň-město, Letkov, Šeříková

€ 860 826 | CZK 20 952 500







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Price per sq. m.	8 500 CZK
Total area	2 465 m <sup>2</sup>
Land type	Housing
Reference number	106123

This large corner plot for the construction of a family house occupies 2,465 m<sup>2</sup> on the very edge of the village of Letkov, on the eastern outskirts of Plzeň. Surrounded by forests and meadows, it offers quick access to the city center as well as the D5 highway.

According to the valid zoning plan, the plot is designated for **purely residential development** in a high-quality residential environment, with emphasis on integrating the living, recreational, and decorative functions of the garden. An urban study has been prepared for the entire area. For plots over 1,500 m<sup>2</sup>, the maximum buildable area is set at 240 m<sup>2</sup>, allowing for the construction of one above-ground floor with a habitable attic. Basement construction is also permitted.

Part of the land lies within a forest protection zone, which, however, does not preclude meaningful use—for example, for a swimming pool, garden structure, or relaxation zone. Access to the plot is provided by an **asphalt road**. An electricity connection is located at the boundary of the plot, and water and sewage lines are available under the road in front of the plot.

The location is appealing due to its pleasant surroundings with low-rise development, **greenery**, and a peaceful atmosphere. The area is full of cycling and **hiking trails**, ideal for sports and leisure in nature. The village offers basic civic amenities, including a kindergarten, sports facilities, and restaurants, while a wider range of services is available in Plzeň, approximately a 10-minute drive away. Public transport to the center of Plzeň is provided by buses and trolleybuses.

Total plot area 2,465 m<sup>2</sup>.

