



Land

€ 447 823 | CZK 10 900 000

2 719 m², České Budějovice, Dobrá Voda u Českých Budějovic, Požárníků





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Price per sq. m.	4 009 CZK
Total area	2 719 m ²
Land type	Housing
Reference number	112005

This building plot with a sunny slope and mature trees, seamlessly adjoining a private wooded area, is located in the sought-after residential area of Dobrá Voda near České Budějovice. The location offers full civic amenities, including a kindergarten and elementary school, medical services, and a wide range of leisure activities.

A gently sloping, fenced plot consists largely of a **building plot (2,557 m²)**, which is complemented by an adjoining forested area (162 m²). According to the zoning plan, the land is situated in a **purely residential zone designated** for individual housing, primarily for detached family houses (with a **maximum site coverage of 35%**) or semi-detached houses (with a maximum site coverage of 45%). The regulations allow for a maximum of two above-ground floors with a structural height of 3 meters, with the option of a basement or an attic extension. In the event of subdividing the plot, a minimum plot size of 550 m² must be maintained.

The plot is located within an area of existing family houses and is connected to **electricity**. It is also possible to connect to the municipal water supply, sewer system, and gas, all of which run along the adjacent road just beyond the plot boundary. There is also an original hand-dug **well** on the property. Access is provided via a public asphalt road.

Dobrá Voda near České Budějovice is located approximately 4 km southeast of the center of the South Bohemian regional capital, which is served by regular bus connections from the village. The municipality offers a grocery store, restaurants, a post office, municipal offices, as well as a kindergarten and primary school. Each year at Easter, pilgrimages take place to the local pilgrimage church of Our Lady of Sorrows, designed by the renowned Baroque architect Kilian Ignaz Dientzenhofer. Beyond the village borders begins the green landscape of **České Švýčary**, interwoven with numerous walking trails.

Total plot area 2,719 m².

