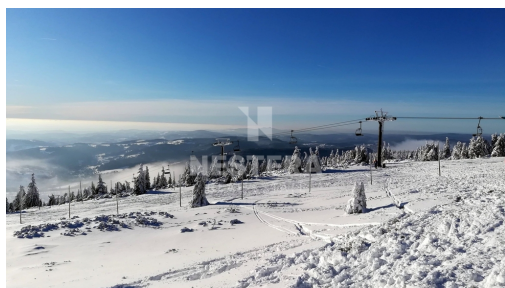


Pozemek | 1290 m²

Jablonec nad Jizerou

**3 950 000 Kč**
za nemovitost

Vyřizuje

Ing. Eduard Mráz**Tel.:** +420 778 503 113**GSM:** +420 778 503 113**E-mail:**eduard@nestera.cz**Celková plocha:** 1 290 m²**Inženýrské sítě:** elektřina**Druh pozemku:** pro bydlení**Umístění objektu:** klidná část obce

POPIS NEMOVITOSTI: We offer for sale a plot of land with a total area of 1,290 m² in the picturesque part of Dolní Dušnice, only approx. 2.5 km from Jablonec nad Jizerou. The plot includes an original half-timbered building with a usable area of approximately 162 m², which, due to its technical condition, is intended for demolition.

The existing building previously consisted of an entrance hall, living room, attic, cellar and stable. The structure stands on a foundation made of stacked stone. Electricity is connected to the building, and water is supplied from a private well located in front of the house. The access road to the property is maintained during the winter season.

The main value of this offer lies in the spacious plot in an attractive foothill location near the Krkonoše Mountains, with potential for future use according to the new owner's vision. The location may be of interest to buyers looking for a peaceful natural setting, space for the construction of a new recreational property, or an investment opportunity in a popular part of the Krkonoše region. We recommend verifying the possibilities for future construction with the relevant building authority.

Dolní Dušnice is a quiet foothill location with a peaceful rural character, surrounded by nature and suitable for year-round recreation. In winter, you will appreciate the proximity of ski resorts, especially Rokytnice nad Jizerou, located approx. 7 km away, as well as Harrachov and other Krkonoše mountain resorts. In the summer months, the surrounding area is ideal for hiking, cycling trips, mushroom picking and walks through the beautiful landscape of the western Krkonoše Mountains. Basic civic amenities are available in nearby Jablonec nad Jizerou, approximately 2.5

km away, while further services and leisure opportunities can be found in Rokytnice nad Jizerou and the wider Krkonoše area.

The property will appeal especially to those looking for a picturesque place in the heart of the Krkonoše foothills, where they can create a new retreat according to their own ideas.

For more information, please contact the NESTERA team.