



## Land

4 301 m<sup>2</sup>, Náchod, Adršpach

**Ask for price**





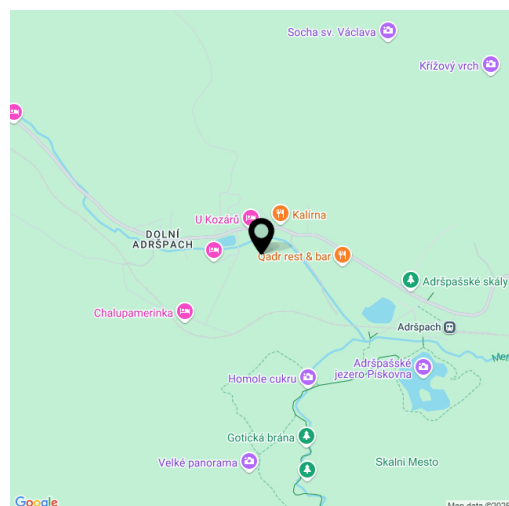


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Price per sq. m.	Ask for price
Total area	4 301 m <sup>2</sup>
Land type	Housing
Reference number	109090



This group of plots with a total area of 4,301 m<sup>2</sup> is situated in an attractive location in the village of Dolní Adršpach, close to the entrance of the unique Adršpach-Teplice Rocks, which are directly visible from the property.

The property consists of **building plots (a total of 973 m<sup>2</sup>)** and a **meadow (3,328 m<sup>2</sup>)**. Except for the meadow, the plots lie within a buildable area equipped with **water supply** and **sewerage** with a wastewater treatment plant (WWTP). According to the zoning plan, the primary use is for residential housing or family recreation, with a maximum buildability of 40%. The land is flat, and access is secured via an easement over a neighboring plot.

The border village of Adršpach lies in a **truly unique protected natural area**. The surrounding landscape, part of the **Broumovsko Protected Landscape Area**, features numerous **cycling and hiking trails** and is also a popular destination for **rock climbers**. The largest **rock labyrinth** in the Czech Republic – the **Adršpach-Teplice Rocks** – lies in immediate proximity to the property. The village offers several restaurants, a kindergarten and primary school, a grocery store, and **sports facilities** including tennis courts. Public transport to nearby towns is provided by buses and trains, with rail connections available to **Poland** as well.

Total area 4,301 m<sup>2</sup>.