

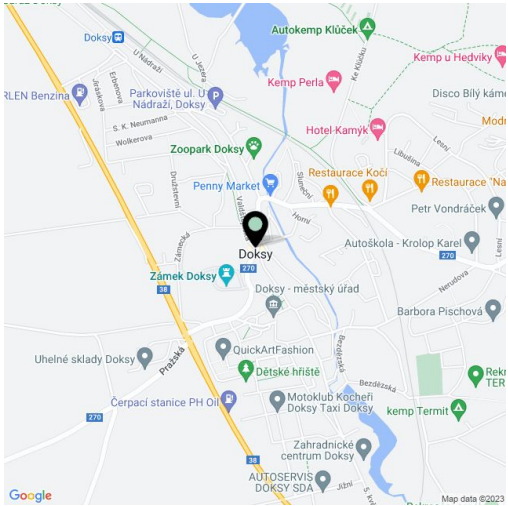


Land

24 874 m², Česká Lípa, Doksy

Sold

Price per sq. m.	302 CZK
Total area	24 874 m²
Land type	Farming
Reference number	39055



A unique offer of a sports and recreational fishing pond with potential commercial use. This beautiful body of water is set in a romantic landscape near the Staré Splavy recreation center at Máchovo jezero Lake.

With a total area of **24,874 sq. m.**, the land consists of a pond and adjacent plots. The grassy shores are lined with centuries-old trees, and the depth of the pond is 1-3 meters. Its sufficient size and the proximity of the utility networks allows potentially for the placement of **4-5 glamping houseboats** by the pond for commercial leasing (shown on the visualization).

The pond is currently rented on a short-term basis and used for sports and recreational fishing. Access to the shore is via a lit walkway, parking is not an issue.

The pond and land is located in a well-accessible place near Staré Splavy, but at the same time in a quiet part isolated from the busy tourist center. This popular recreational area in the countryside made famous by the poet Karel Hynek Mácha offers not only water sports and swimming opportunities in **Máchovo jezero lake**, but also a dense **network of biking and hiking routes**, allowing visitors to go from the beaches and water park to the **castle ruins or the former military area of Ralsko**. Nearby, there are tennis courts, football and volleyball courts, an outdoor gym, a **rope park**, or mini golf, and in the winter skaters and cross-country skiers will come to enjoy the snow and ice. The pond is approximately **60 minutes from Prague** and is easily accessible not only by car, but also by bus or train.

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