



Land

1 630 m², Praha-západ, Řitka, Zahradní

€ 608 890 | CZK 15 000 000





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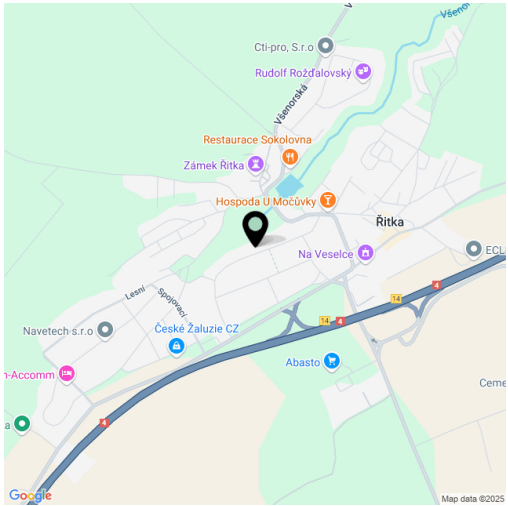
Price per sq. m.	9 202 CZK
Total area	1 630 m²
Land type	Housing
Reference number	107740

The large flat plot, located on a quiet street near a pond in the village of Řitka, set in the beautiful countryside near the Hřebený Nature Park, is just a few minutes’ comfortable drive from Prague.

There is currently a single-story family house from 1960 on the plot. The house is habitable but requires complete renovation; demolition of the existing structure is also possible. The building is connected to the water supply, gas, and sewage system. Next to the house, there is a small terrace with seating under an awning. The garden features a **beautifully mature wisteria**, several **lilac bushes**, and **large conifer trees**. In the rear part of the plot, there is an **old orchard**. The plot allows a subdivision and meets the requirements for parcelling, and has a permitted second entrance from the northern side of the property.

The village has both **public and private kindergartens**, a **private Czech-English elementary school**, a grocery store, a restaurant, and **two equestrian clubs**. Located just **25 km from the edge of Prague**, the village offers excellent connections to the capital – a direct bus goes to the **Smíchovské nádraží metro station**, and traveling by car is quick thanks to the **D4 highway**. Just beyond Řitka begins the vast **Hřebený Nature Park**, with numerous hiking and bike trails.

Total area 1,630 m².





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