



House Three-bedroom (4+1)

€ 609 880 | CZK 15 000 000

121 m², Praha-západ, Řitka, Zahradní





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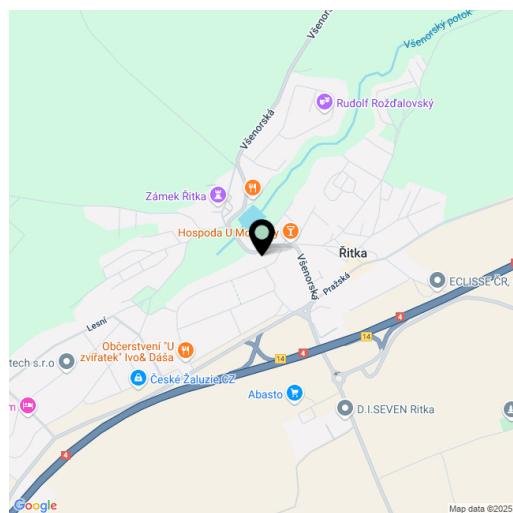
Plot	1 630 m²
Foot print	121 m²
Garden	1 509 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	109015

This family house for renovation with a spacious plot, located on a quiet street near a pond in the village of Řitka, set in 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, 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 of the house approx. 121 m², built-up area of the house 121 m², plot 1,630 m².





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