



House Three-bedroom (4+1)

121 m², Praha-západ, Řitka, Zahradní

€ 566 968 | CZK 13 800 000





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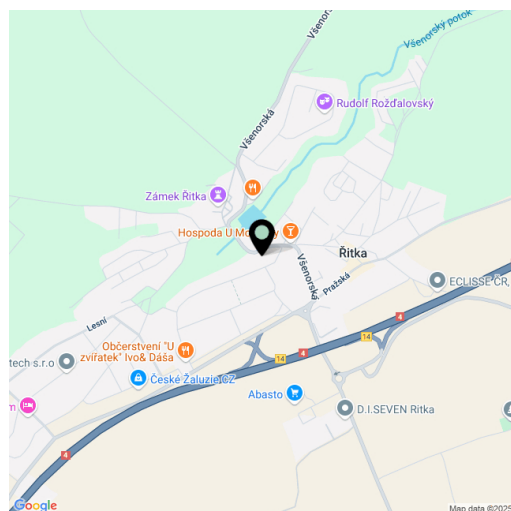
Plot	1 630 m²
Foot print	121 m²
Garden	1 509 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	109015

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.

The property currently features a single-storey family house built in 1960. The house is habitable but requires complete renovation; demolition of the existing building is also possible. The building is connected to mains water, gas, and sewerage. Next to the house, there is a small terrace with a seating area under an awning. The garden is adorned with a **well-grown wisteria**, several lilacs, and large conifers. At the back of the plot, there is an old orchard. The land allows for subdivision, meets the requirements for parceling, and has permission for a second driveway from the northern side of the plot.

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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