



House Three-bedroom (4+kk)

€ 369 503 | CZK 8 990 000

112 m², Praha-západ, Kytín





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Plot	722 m²
Foot print	80 m²
Garden	642 m²
Parking	Parking space on the plot
Cellar	-
PENB	G
Reference number	112073

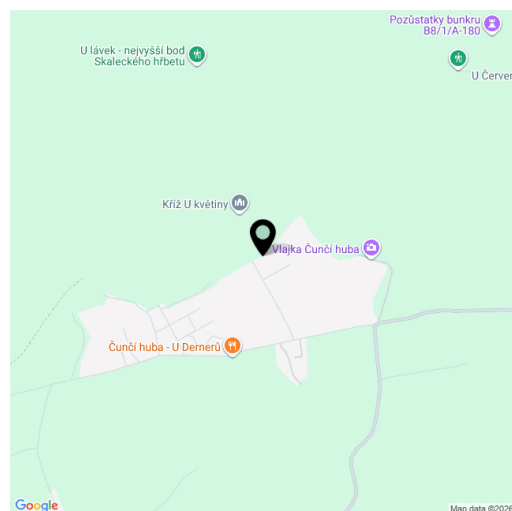
This new build brick family house, suitable for both recreation and permanent residence, currently at the shell stage, is located in a perfectly quiet and green area in the village of Kytín, within the Hřebený Nature Park, on the outskirts of Mníšek pod Brdy, and just 20 km from the edge of Prague.

When designing the house, great emphasis was placed on a **practical layout** and ample **storage space**. The ground floor features a **southeast-facing** living room with space for a kitchen and dining area, a bathroom with a toilet, a utility room, an entrance hall, and a staircase hall. Under the stairs, space is allocated for a large built-in wardrobe. The upper floor comprises 3 bedrooms, a bathroom, and a **walk-in closet** that can also serve as a **study**.

The house is built of Ytong bricks, with a **stacked ceramic roof** in black by Tondach. Large-format windows with gray PVC frames ensure plenty of natural light and **attractive views** of the surroundings. The plot is connected to electricity, drinking water comes from a **drilled well**, and wastewater will be managed via a septic tank or a domestic treatment plant. The proposed heating system is an electric boiler (or alternatively a heat pump), and the house also has **preparation for a fireplace stove**. The property is sold at the **current shell stage**. According to the project, 2 parking spaces are planned on the plot, where a **garden house** and a **greenhouse** are already situated.

The corner plot provides welcome **privacy** and **tranquility**, with nearby **hiking and bike trails** passing through the **Hřebený Nature Park** forest. The nearest amenities are available in the village of Kytín and the town of **Mníšek pod Brdy**, where everything necessary is accessible. From Kytín, it is possible to reach the Smíchovské nádraží metro station by **suburban bus**, and car travel is convenient thanks to the nearby **D4 highway** access.

Total area 112.06 m², built-up area 79.6 m², garden 642.4 m², plot 722 m².

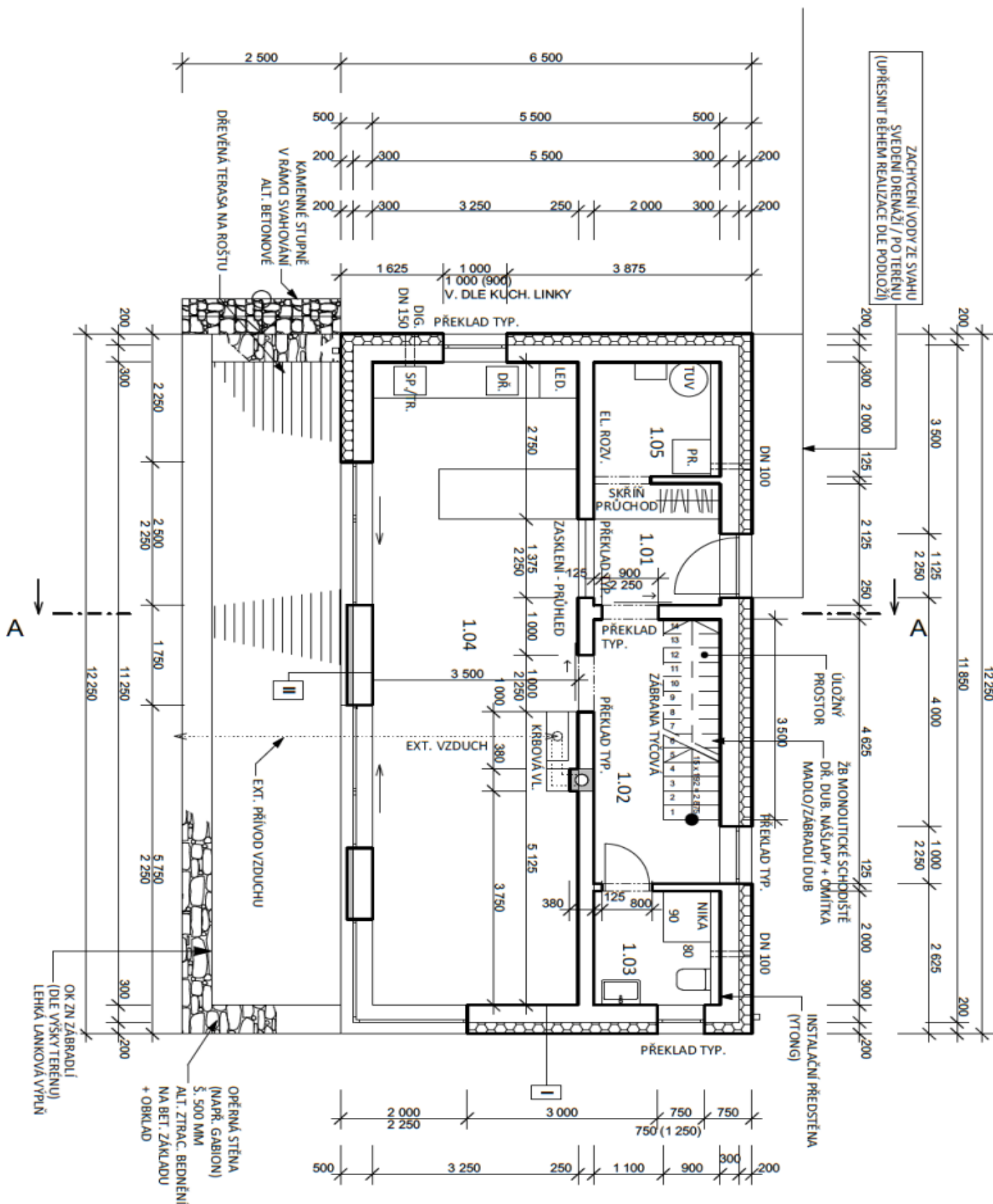




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