



Land

1 653 m², Praha-západ, Hradištko

€ 253 465 | CZK 6 400 000





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Price per sq. m.	3 872 CZK
Total area	1 653 m ²
Land type	Housing
Reference number	103456

This large plot of land with a building permit for a family house and wonderful views of the opposite wooded hills and surrounding greenery is located on the western slope of a forest above the Vrané nad Vltavou water reservoir, a quiet place with the poetic name of Naděje (Hope in English). The village of Hradištko is located in the beautiful landscape of the Střed Cech nature park.

The land has a **water supply and electricity connection**, and waste connected to a sewage system with a treatment plant with gray water recovery. The area is excellently accessible via a **new asphalt road** serving mostly residents and owners of local recreational facilities.

A building permit has already been issued. The proposed house will have a ground floor with a living room with an open kitchen, dining room, and an access to the **garden terrace**, 2 bedrooms, a bathroom, a separate toilet, a closet, and a hallway with a staircase to the upper floor. Here you can create 2 bedrooms, a bathroom, and a utility room with a connection for a washing machine and dryer. The windows and the garden will offer **postcard views** of the **picturesque surrounding nature**.

The village is home to a kindergarten and elementary school, a grocery store, a restaurant and a **cafe**, or a library that organizes **cultural events**. Buses provide transport connections to the city of Benešov, and there is a railway station about 2 km from the future house, from where you can take a direct train to Prague's Main Railway Station. By car, you can connect to the **Prague Ring Road** in about 30 minutes, and this journey will be quicker after the completion of the D3 highway. The **confluence of the Vltava and the Sázava rivers** provides many **hiking routes**, for example to views of the river canyon, to beautiful natural sites, and remnants of **ancient settlements**.

Total area 1,653 m².