



House Four-bedroom (5+kk)

€ 253 465 | CZK 6 400 000

254 m², Praha-západ, Hradištko, Naděje





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Usable area	254 m ²
Plot	1 653 m ²
Foot print	174 m ²
Floor area	173 m ²
Terrace	32 m ²
Parking	-
Cellar	-
PENB	G
Reference number	106137

This plot of land with a valid building permit for a family house is located on a western slope by 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 surrounded by a beautiful hilly and wooded landscape.

The proposed house will have a ground floor with a living room with an open plan kitchen, dining room, and access to the **garden terrace**, as well as 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 garden will offer **postcard views** of the **picturesque nature**.

The modern architecture is underscored by a facade cladding made of Nordic spruce with gray UV protection, **aluminum window frames** in **Champagne** color, dark gray metal roofing, or a terrace made of **Siberian larch**. The water supply and electricity connection is already on the property, and waste is connected to a sewage system with a WWTP with gray water retention. Underfloor heating of the entire house will be provided by an air-water heat pump.

This very nice place is located next to a quiet road serving mostly residents and owners of the local recreational facilities. 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 Sázava rivers** provides many **hiking routes**, for example to viewpoints of the **river canyon**, beautiful natural sites, and remnants of **ancient settlements**.

Proposed usable area 254.04 m², built-up area 174 m², garden 1,479 m², plot 1,653 m².

