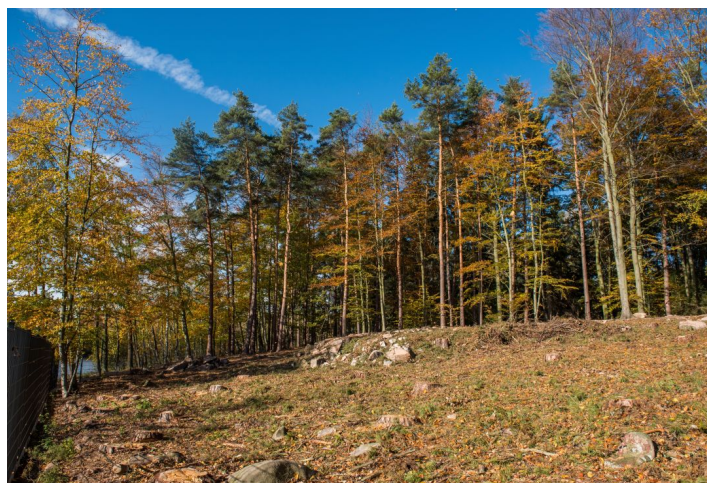




## Land

6 541 m<sup>2</sup>, Praha-východ, Vyžlovka

Ask for price





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6 541 m<sup>2</sup>, Praha-východ, Vyžlovka

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Price per sq. m.	Ask for price
Total area	6 541 m <sup>2</sup>
Land type	Housing
Reference number	33746

This 6,541 sq. m. plot of land is located in a popular recreational and residential area 20 km from the outskirts of Prague, directly on the shore of Vyžlovský Pond, in a place with absolute privacy. The land is suitable for the construction of one or more houses.

The area has a **southwesterly orientation**, slightly sloping towards the water, and so the house will have beautiful views of the pond as well as of the surrounding forests. There is a connection to the sewerage, water, and electricity supply systems.

The land is currently intended for recreational purposes; according to a new zoning plan a building plot. Subsequently, it will be possible to build a family house with a generous garden or even divide the land into several building plots. Part of the purchase price is a **study for a wooden house**. The layout of the **single-story airy bungalow** includes a large living room with an open plan kitchen, 3 bedrooms with en suite bathrooms, a gym, a double garage, and a terrace.

The land is adjacent to a villa from the 1930s, and on its other side another villa will be built. There is also a holiday cottage and a guest house with a **natural swimming pool** in the neighborhood. In the area, there is a private kindergarten, elementary school, grocery store, library, several restaurants, and a fitness center. The surrounding beautiful hilly wooded landscape, including the **Voděradské Bučiny National Nature Reserve**, is ideal for bike rides in the summer or cross-country skiing in winter. Connection to the surrounding towns and Prague is provided by the Prague Integrated Transport system. Direct bus links go to the Háje metro station (line C). The P + R car park at the Depo Hostivař metro station (line A) is within a 30-minute ride.

Total area 6,541 m<sup>2</sup>.

