

Budaörs

## English terraced houses style in the most beautiful, panoramic part of Budaörs

Property ID: HU24439422



PURCHASE PRICE: 290.000.000 HUF • LIVING SPACE: ca. 335 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 369 m<sup>2</sup>

Property ID: HU24439422 - 2040 Budaörs

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | HU24439422 |
| Living Space         | ca. 335 m² |
| Rooms                | 6          |
| Bedrooms             | 5          |
| Bathrooms            | 2          |
| Year of construction | 2000       |

|                       |                 |
|-----------------------|-----------------|
| Purchase Price        | 290.000.000 HUF |
| Condition of property | Well-maintained |
| Equipment             | Terrace         |

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## Energy Data

|                    |   |
|--------------------|---|
| Type of heating    | Central heating   |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property





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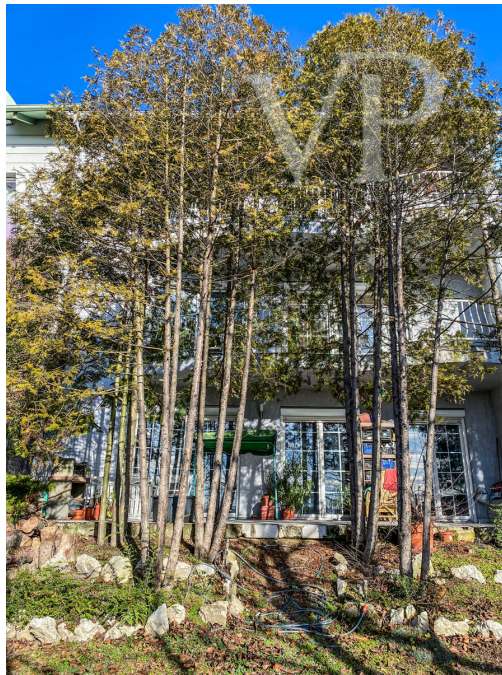
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## The property



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## A first impression

In a renovated street with the atmosphere of English terraced houses in the most beautiful, traffic-reduced part of Budaörs is on sale.

The 4-storey net 335 sqm family house with 77 sqm terrace+balcony and about 200 sqm private garden has a beautiful panoramic view.

The special feature of the property is that it is not striking from the street front, its large size is not visible at all, its living spaces are thus oriented to the opposite side, towards the panorama.

Thanks to the well distributed living spaces on each level, it is a great choice for living together for several generations or as a home office.

Because of its orientation E-S-W, the house is very bright,

Rooms per floor:

1. Entrance level:

50 sqm living room with 5.6 m ceiling height and dining room with adjoining but functional separate kitchen, pantry, balcony, garage (18.5 sqm)

2 gallery level:

lounge/living room (22 sqm), 2 bedrooms (16 and 18 sqm), bathroom (9 sqm), toilet

3. minus 1st level:

2 bedrooms (19.5 and 19.5 sqm). walk-in closet, laundry room, bathroom (16.5 sqm), toilet, balcony (13 sqm)

4. garden level (minus 2nd floor)

Hobby room/bedroom (28 sqm), kitchen (16 sqm), terrace (41 sqm)

Garden: 200 sqm

As the plot opens onto 2 streets. This could also serve as a second entrance to the property.

Regular renovations in recent years have included a new front door, 6 new roof windows, gas boiler renovation with chimney lining, a second kitchen and many more.

Despite the large size of the house, the overheads are favourable: gas consumption in 2022 and 2023 averages 17 thousand HUF/month, electricity consumption: 12 thousand HUF/month



Another special feature of the house is that the large shopping centers of Budaörs, as well as Etele Square, Kelenföld Railway Station, Móricz Zsigmond Square are easily accessible by car or public transport, as the house is located about 1 km from the border of the XI district of Budapest.

The motorway to Lake Balaton and Vienna can be reached in 5 minutes.

There are numerous sports and leisure activities nearby:

Kamaraerdei Sport 11 sports centre, swimming pool and beach, Budaörs swimming pool.

Horse riding centre, football pitch, dog school, Highland Golf club all within easy reach.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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