



## Peaceful living space, near BUD Int. Airport

### معلومات الوكيل

اسم: derenyi  
اسم الشركة:  
بلد:  
Experience  
since:  
نوع الخدمة:  
Specialties:  
Property Type:  
هاتف:  
Languages:  
موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 647,421.58

### موقع

بلد: Hungary  
الدولة / المنطقة / المحافظة: Pest megye  
مدينة: Dunaharaszti  
عنوان: Orgona u.  
الرمز البريدي: 2330  
نشر: 21/07/2024  
وصف:

A peaceful, calm environment, with its own pool and sports field.

### THE HOUSE:

- It is located in a quiet environment, facing SE-SW, at the end of a dead end.
- One-story, floor area 293 m2 (living space 224 m2, garage 55 m2, covered terrace 14 m2).
  - Technical content:
    - Built in 2006, it was built by a construction contractor for his own purposes.
    - 27 m2 vacuum tube solar collector, which can be used for the production of heating and bathing water in addition to heating the pool.
    - Alarm system, air conditioning, 2 independent electric gates.
    - Consists of:
      - spacious (almost 50 m2) living room with oak parquet flooring,
      - dining room and kitchen (41 m2), with pantry,
      - five additional rooms with separate opening,
        - two full bathrooms,
        - three wardrobe rooms,
        - household room,



— garage (three spaces (two cars wide), heated, tiled, and opens directly from the hall).

#### THE GARDEN:

- ▶ Wild, lush vegetation on a plot of 2188 m2. Fruit and ornamental trees, 15 m2 garden pond, etc. (The photos say more, additional photos are available on request.)
  - ▶ The garden is discreetly located behind the house, not visible from the street.
- ▶ 11m\*6m heated swimming pool. Due to the solar collector heating, it can be used from Apr. to Oct., and can be heated to over 30 degrees in summer.
  - ▶ 200 m2 paved area around the pool with parasols, stone seating and barbecue.
    - ▶ Volleyball court with net, grass, basketball backboard.
      - ▶ 40 m2 covered, paved garden pavilion.

#### THE AREA:

- ▶ Supermarkets, kindergarten, school, pharmacy, gas station, post office are nearby.
- ▶ Dunaharaszti is one of the most developed and livable small towns in the Budapest agglomeration (dunaharaszti.hu/varosi-gallery), right next to Budapest. The road and other (bus, train) connections to the capital are very good.
  - ▶ Budapest Ferenc Liszt International Airport is a 20-minute drive away.

The property is in excellent condition, can be taken into possession immediately without any expense.

لا	جديد:
Good	شرط:
2006	بنيت:
لا	Tenanted:
	<b>مشترك</b>
5	غرف نوم:
2	الحمامات:
م 224	تشطيب قدم مربع:
م 2188	حجم كبير:
م 55	Garage sq. ft.:
1	Floor Number:
EUR 1.5	HOA dues per month:

#### Room details

6	Total rooms:
Walk-in closet, Dining room, Laundry room	Rooms:
Dishwasher	Appliances:
Fireplace, Security system, Fitted kitchen, Cable ready	Indoor Features:
Hardwood, Laminate, Tile	Floor Covering:
None	Basement:

#### Utility details

نعم فعلا	Heating:
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سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

Gas, Solar

Heating Fuel:

13

### Building details

Total Number of Parking Spaces:

Sports court

Building Amenities:

Pond, Pool, Sprinkler system, Barbecue area, Garden

Outdoor Amenities:

1

عدد الطوابق:

### Rental details

Furnished:

لا

### Lease terms

Date Available:

01/07/2023

### Contact information

IMLIX ID:

IX4.561.444

