



## Familienhaus zu Verkaufen, Gehäuse und oder Zwecke der Investition



### Information de l'agent

Nom: (Herr) Béla Horváth  
courriel: horvath-bela@freemail.hu  
Nom de compagnie:  
Pays: Hongrie  
Téléphone: +36 (30) 851-5264  
Languages: English, German, Hungarian, Russian  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 519,000

#### Location

Pays: Hongrie  
État/Région/Province: Somogy megye  
Ville: Balatonlelle  
Adresse: H-8638 Balatonlelle  
Soumis: 26/06/2024

Description:  
Private!

A property classified as a family house is for sale on the southern shore of Lake Balaton..

On request, without any commitment, I will send photos by e-mail.

Can be exchanged for an apartment in Balatonlelle. I am asking for a value difference.

Two apartments in one building + a separate apartment building in the yard!

Prosperous property designed for vacations.

Completely renovated.

During the renovation, the roof was replaced and a new heating system was installed with a modern condensing boiler.

Renovation of the bathroom, replacement of external and internal plumbing, domestic hot water with a solar collector. Electrical wiring was also replaced.

The 3-story house has 2 separate apartments on 2 levels. Both apartments have 3 rooms, double comfort, air conditioning on both levels.

In addition to the main building, there is also another house in the yard with all the comforts, with a separate heating system and air conditioning.

The smaller house has 1 room, kitchen, bathroom with shower and toilet and a guest toilet. Covered terrace in front of the house.

The plot is 700 m2, the courtyard is closed, partly grassy, partly paved. At the end of the lot there is a nice kitchen garden with fruit trees and a storage room.



(quiet, well appointed, annex, terrace, loggia, sewer, garage, gas, water, cable TV, air conditioning, satellite dish, private parking, telephone, electricity (3-phase industrial electricity), water meter, balcony, garden connection, garden, furnished, built-in wardrobe, pantry, internet, parquet flooring, blinds, heated garage, double comfortable).

Target price: HUF 199 million; 519000 Euro

Further information:

Telephone: +36303423545

Mobile: +36/30/851-52164

Nouveau:	Non
Condition:	Very Good
Année:	1984
Renovated:	2020
Tenanted:	Oui

### Commun

Chambres:	6
Salle de bains:	3
Pied carré fini:	246 m <sup>2</sup>
Dimesions du lot:	697 m <sup>2</sup>
Garage sq. ft.:	22 m <sup>2</sup>
Floor Number:	3

### Room details

Total rooms:	8
Rooms:	Family room
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator
Floor Covering:	Laminate
Basement:	Finished

### Utility details

Heating:	Oui
Heating Type:	Radiant
Heating Fuel:	Electric, Gas, Solar
Cooling Type:	Refrigeration

### Building details

Parking:	Oui
Number of Garages:	1
Total Number of Parking Spaces:	1
Outdoor Amenities:	Balcony/patio, Pool, Garden
Roof:	Built-up
View:	None
Orientation:	SW



## Rental details

Furnished: Oui  
Laundry: Shared

## Lease terms

Date Available: 01/09/2024

Additional Lease Terms:

A beautiful family home is for sale in Hungary on Lake Balaton.

Two apartments in one house & separate apartment house in the yard! Excellent investment!

Each apartment has 3 rooms, kitchen, bathroom toilet, guest toilet, living room, hallway, new balcony on the upper level covered on the lower level terrace. The basement and garage.

The main building is a self-contained small house in the yard which also belongs on the property.

Phone.: +36303423545

Mobile phone: +36/30/8515264

## Information additionnelle

Lien URL du site web: <http://www.apartmanbelaesmarika.hu/willkommen>

## Contact information

Téléphone: +36 (30) 851-5264

IMLIX ID: IX15.722

