



## Peaceful living space, near BUD Int. Airport



### Agent Info

Naam: derenyi  
Bedrijfsnaam:  
Mistlampen:  
Experience  
since:  
Service Type:  
Specialties:  
Property Type:  
Telefoon:  
Languages:  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: EUR 595,000

### Locatie

Aanbevolen Auto Onderdelen: Hungary  
Staat/Regio/Pronvincie: Pest megye  
Plaats: Dunaharaszti  
Adres: Orgona u.  
Postcode: 2330  
Geplaatst: 21-07-2024

### Omschrijving:

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 m<sup>2</sup> (living space 224 m<sup>2</sup>, garage 55 m<sup>2</sup>, covered terrace 14 m<sup>2</sup>).
- ▶ Technical content:
  - Built in 2006, it was built by a construction contractor for his own purposes.
  - 27 m<sup>2</sup> 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 m<sup>2</sup>) living room with oak parquet flooring,
  - dining room and kitchen (41 m<sup>2</sup>), with pantry,
  - five additional rooms with separate opening,
  - two full bathrooms,
  - three wardrobe rooms,
  - household room,



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

## THE GARDEN:

- ▶ Wild, lush vegetation on a plot of 2188 m<sup>2</sup>. Fruit and ornamental trees, 15 m<sup>2</sup> 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 m<sup>2</sup> paved area around the pool with parasols, stone seating and barbecue.
- ▶ Volleyball court with net, grass, basketball backboard.
- ▶ 40 m<sup>2</sup> 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](http://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.

Nieuw:	Nee
Conditie:	Good
Gebouwd:	2006
Tenanted:	Nee

## Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	224 m <sup>2</sup>
Lot Afmeting:	2188 m <sup>2</sup>
Garage sq. ft.:	55 m <sup>2</sup>
Floor Number:	1
HOA dues per month:	EUR 1.5

## Room details

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

## Utility details

Heating:	Ja
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Heating Fuel: Gas, Solar

## Building details

Total Number of Parking Spaces: 13

Building Amenities: Sports court  
Outdoor Amenities: Pond, Pool, Sprinkler system, Barbecue area, Garden

Aantal verdiepingen: 1

## Rental details

Furnished: Nee

## Lease terms

Date Available: 01-07-2023

## Contact information

IMLIX ID: IX4.561.444

