

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 m² • ROOMS: 6 • LAND AREA: 369 m²

Property ID: HU24439422 - 2040 Budaörs

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: HU24439422 - 2040 Budaörs

At a glance

Property ID	HU24439422	Purchase Price	290.000.000 HUF
Living Space	ca. 335 m ²	Condition of property	Well-maintained
Rooms	6	Equipment	Terrace
Bedrooms	5		
Bathrooms	2		
Year of construction	2000		

Property ID: HU24439422 - 2040 Budaörs

Energy Data

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

Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



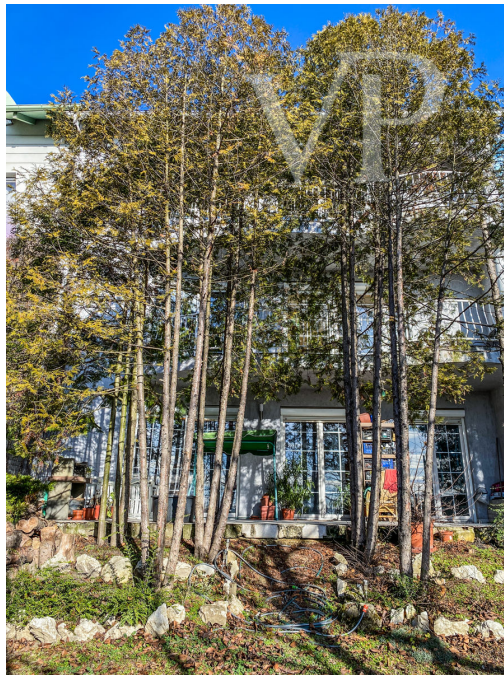
Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

The property



Property ID: HU24439422 - 2040 Budaörs

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.

Property ID: HU24439422 - 2040 Budaörs

Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

Hegyvidék Bevásárlóközpont, Apor Vilmos tér 11, H-1124 Budapest

Tel.: +36 70 9532513

E-Mail: hungary@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com