

Gy?r

# Lakefront family house in a prestigious part of Gy?r

*Property ID: HU24439455*



**PURCHASE PRICE: 1.150.000 EUR • LIVING SPACE: ca. 320 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.800 m<sup>2</sup>**

Property ID: HU24439455 - 9026 Gy?r

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## At a glance

Property ID	HU24439455	Purchase Price	1.150.000 EUR
Living Space	ca. 320 m²	Usable Space	ca. 320 m²
Rooms	5		
Bedrooms	4		
Bathrooms	2		

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## Energy Data

Energy information

At the time of preparing the document, no energy certificate was available.

Energy efficiency class

A+



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## The property





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## A first impression

This house is a real family home, built in American suburban style, ground floor. It has four bedrooms, two bathrooms and a large living room with American kitchen and dining area. The central feature of the house is the internal garden, which floods the interior with light.

It is heated with both renewable and conventional energy sources, according to the needs of today's world: gas boiler, electric heating panel, underfloor heating. Solar panels on the roof generate electricity. Power: 15 kW. The house is insulated with 15 cm of insulation. The building has an energy rating of A+.

Double garage and electric garage door for safe and comfortable parking.

The garden is beautifully landscaped and has an irrigation system. The lakeside is just a few steps away, the Moson-Danube is a short walk away.

The street is a secure, gated residential area, for use by residents only.

The Vízűkőr housing estate is the most popular prestigious area of Győr. It is a relaxed and familiar environment close to the historic city centre, embraced by the Moson-Danube. The area is constantly growing and becoming increasingly popular with families. The streetscape is characterised by high prestige residential buildings. The value of the property is further enhanced by its lakeside location and private private pier.

Győr is the economic, commercial and industrial centre of Western Transdanubia, the western gateway to Hungary. It lies halfway between Vienna and Budapest.

The city is the home of the automotive and engine manufacturing industry. Audi Hungária, one of Hungary's largest companies in terms of turnover, is located here, employing around 12,000 people.

Nearby airports are Vienna 120 km, Budapest 130 km, Bratislava 80 km, Pécs 30 km.

The city is a vibrant centre of cultural life, with theatres, museums and events enriching the city's offerings, all of which combine to provide an experience of urban luxury.

Győr's top-class educational institutions ensure that family members living in a luxury villa have access to the best learning opportunities. This environment is perfect for sports and enjoying the tranquillity of nature.

Take advantage of Győr's central location, with easy access to Austria and Slovakia, making it a hub for business and leisure travel.

Own this beautiful house! Call now!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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