

**Budapest - II. kerület**

# **Classic house in a beautiful setting close to the French School.**

**Property ID: HU25439519**



**PURCHASE PRICE: 740.000 EUR • LIVING SPACE: ca. 218 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 578 m<sup>2</sup>**

**Property ID: HU25439519 - 1028 Budapest - II. kerület**

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## At a glance

Property ID	<b>HU25439519</b>	Purchase Price	<b>740.000 EUR</b>
Living Space	<b>ca. 218 m<sup>2</sup></b>	Equipment	<b>Terrace, Guest WC</b>
Rooms	<b>4</b>		
Bedrooms	<b>3</b>		
Bathrooms	<b>2</b>		
Year of construction	<b>1998</b>		

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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## **A first impression**

In a beautiful environment in Pesthidegkút, in a quiet cul-de-sac, we offer for sale a villa on a landscaped plot.

The house was built in 1996, with clean, classically elegant, French style features.

The property is carefully designed and has a high-quality finish that can be lived in for many decades without renovation.

The building, its parts:

- Basement: 2 car a garage , insulated, heated, laundry room, shower, also a workshop or wellness

- Ground floor: through the main entrance we reach the hall from which a spacious 33 sqm living room opens, a dining room, a bright separate kitchen, and a guest bathroom. In the hall there are built-in mirrored wardrobes reaching up to the ceiling. From the living room, 3 glass french doors to the balcony, and lett he light flow in ,shows epectacularsinery

-Floor: on the upper floor there are three bedrooms, two bathrooms, one with a shower and toilette other with a owersise bathtub and bidet

Equipment and main parameters:

-Heating: gas boiler, with underfloor heating (Supra Terito) and as an extra, a unique French wood-burning open fireplace

-Mechanics: 3-phase electricity, ..... money saver night power boiler, air conditioning on the first floor, redcopper pipes all over

- Flooring and sanitary ware: marble flooring from „Süt?” oakwood parquet in the rooms, „Süt? , marble flooring in the bathrooms, Italian tiles, quality sanitary ware, taps

-Windows and doors: quality wooden windows and doors, with thermal glazing

-Roof: shingle gable roof, with extra ventilation system, heat exhaust control, redcopper gutters throuwh the whole house

-Garden: landscaped, paving to the entrances, ornamental plants, giant Lebanese cedar, cherry and walnut trees

-Furniture: high-quality cherry wood kitchen furniture, stained glass inlay, cherry wood dining set for six- to ten, 3 built in mirrored wardrobes, up tot he ceiling, bult inliving room cabinets, wood-burning openfireplace, 4-pieces unique chandelier set from Italy

-Location: Pesthidegkút -Ófalú in a quiet dead end, next door fishing pond and forest and a renovated playground within walking distance.

Nearby is many good school like famous French School, H?vösvölgyi Shopping Center, public transport 5-10 minutes walk

One per one ownewrship , no mortgage on it , imidiet move in.

The property can be visited by appointment.

Please contact us with confidence!

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## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

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