

Hegyesd – Veszprém

# Estate for sale at the foot of the smallest witness hill: Hegyesd

Property ID: HU23439370



PURCHASE PRICE: 298.900.000 HUF • LIVING SPACE: ca. 332 m<sup>2</sup> • ROOMS: 9 • LAND AREA: 10.317 m<sup>2</sup>

Property ID: HU23439370 - 8296 Hegyesd – Veszprém

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | HU23439370 |
| Living Space         | ca. 332 m² |
| Rooms                | 9          |
| Bedrooms             | 6          |
| Bathrooms            | 6          |
| Year of construction | 2022       |

|                |                 |
|----------------|-----------------|
| Purchase Price | 298.900.000 HUF |
| Usable Space   | ca. 332 m²      |
| Equipment      | Swimming pool   |

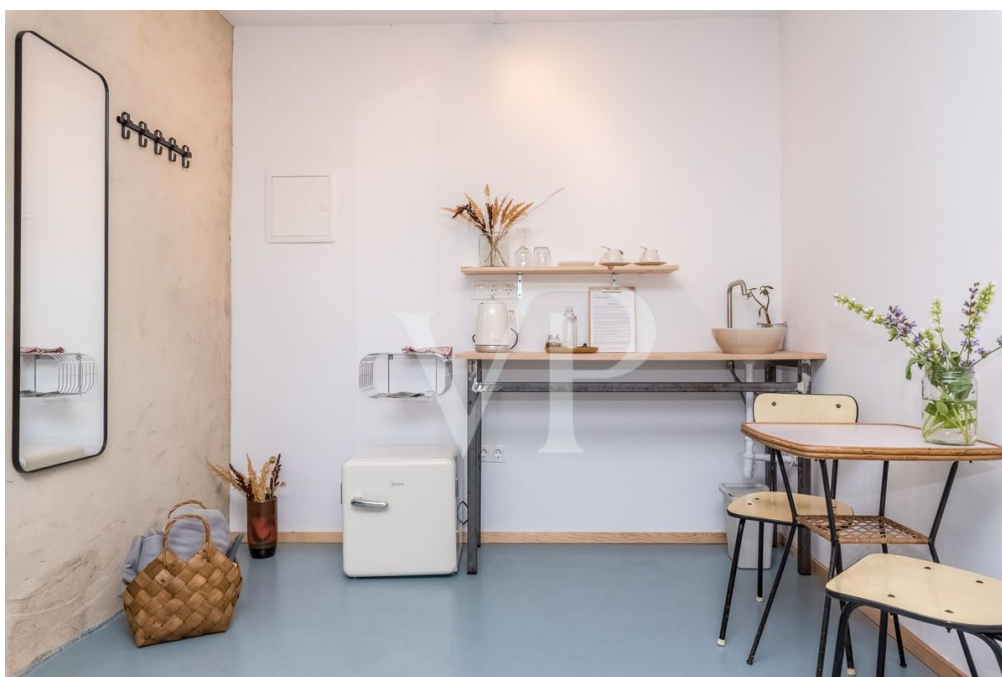
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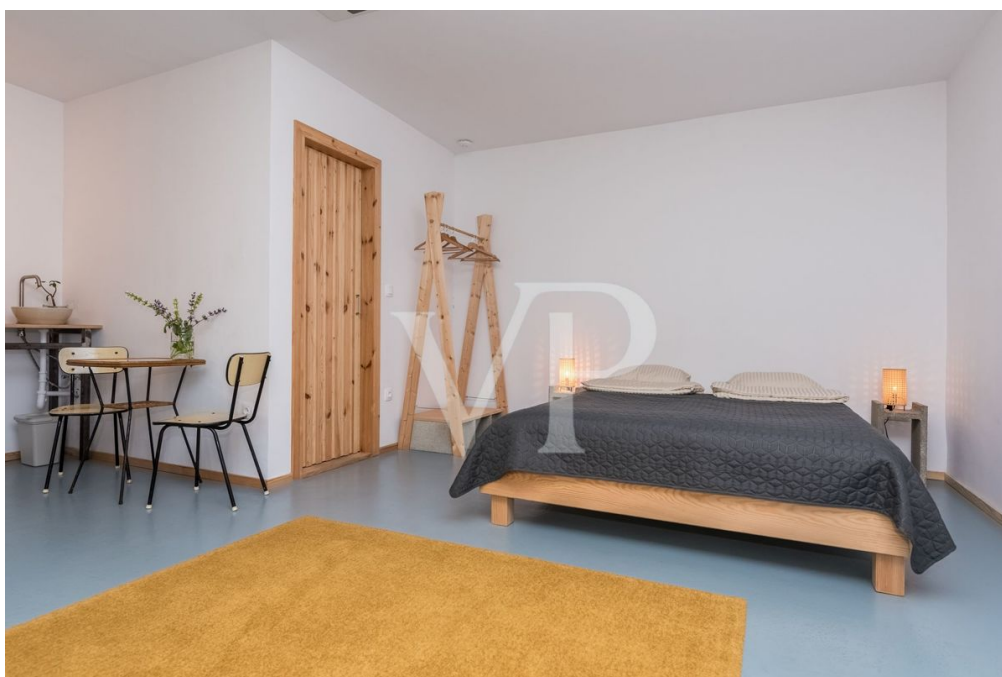
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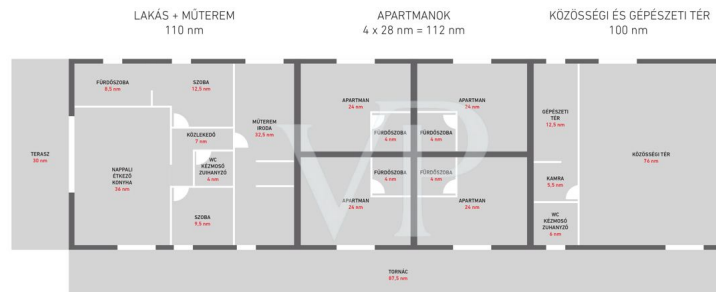
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## Floor plans

HEGYESD 0167/23 HRSZ  
BRUTTÓ 350 nm, NETTÓ: 322 nm + TORNÁC, TERASZOK



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Retreat paradise in the Balaton Uplands! For sale, a three-star \*\*\* rated, operating accommodation, family home and private domain at the foot of the smallest volcano: the Hegyesd.

It is a wonderful experience to be here and enjoy the fabulous natural environment, the unique panoramic view, the fresh air. Good vibes, healing energies!

- private
- minimalist style
- panoramic view
- close to nature
- new construction building
- with renewable energy
- residential house
- accommodation for guests
- tourism
- event venue
- retreat paradise
- swimming pool

The smallest volcano in the Balaton Uplands is the 281-meter-high, regular cone-shaped volcanic hill: the Hegyesd. Along the 77th road connecting Tapolca and Veszprém, the small cone is clearly visible from the road near Tapolca - if you come from here to the Tapolca Basin, this is the first volcanic hill that you will see up close. It is much less known than its larger brothers, although there is a tourist trail leading to the top of it, and there is even a castle ruin on top.

In this wonderful location, in a captivating environment. The building renovated from an old stable.

### COMMUNITY AREA (100 sqm)

The rays of the rising sun are the first to illuminate the community area. And in the summer heat, it is a real relief to be on the huge terrace in front of the community area. Community area (76 sqm), mechanical area (12.5 sqm), pantry (5.5 sqm), toilet, washbasin, shower (6 sqm)

### APARTMENTS (4 x 28 sqm = 112 sqm)

In the middle section of the building there are four apartments of almost the same size. They are not very large, but very comfortable. Back to back, two on the southeast side

and the other two on the northwest side. The bathrooms are located in the middle, so the design of the bathroom is also very practical. Each guest can relax on their own terrace, and the living room-bedroom-mini kitchen area is separated in space.

4 x rooms (24 sqm) + bathroom (4 sqm)

#### FAMILY HOME AND STUDIO (110 sqm)

The mountain is located closest to the apartment part of the house. From the open-plan living room, dining room, kitchen, bathroom and studio, we can almost feel it at arm's length. Bathroom (8.5 sqm), bedroom (12.5 sqm), bedroom (9.5 sqm), toilet, washbasin, shower (4 sqm), living room, dining room, kitchen (36 sqm), hallway (7 sqm), studio and office (32.5 sqm).

The interior of the apartment and studio is in structurally complete condition.

#### PORCH, TERRACES (117.5 sqm)

Land area: 10,317 sqm

Nearby: Hegyesd mining lake, Káptalan-tóti farmers market (15 km), Csobánc (7 km), Káli-Basin, Tapolca (10 km), Szigliget (23 km), Badacsony (21 km).

I recommend this very special estate for lifestyle living, accommodation, retreat, digital nomads, artists, lovers of the nature!

Make this wonderful estate yours! 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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