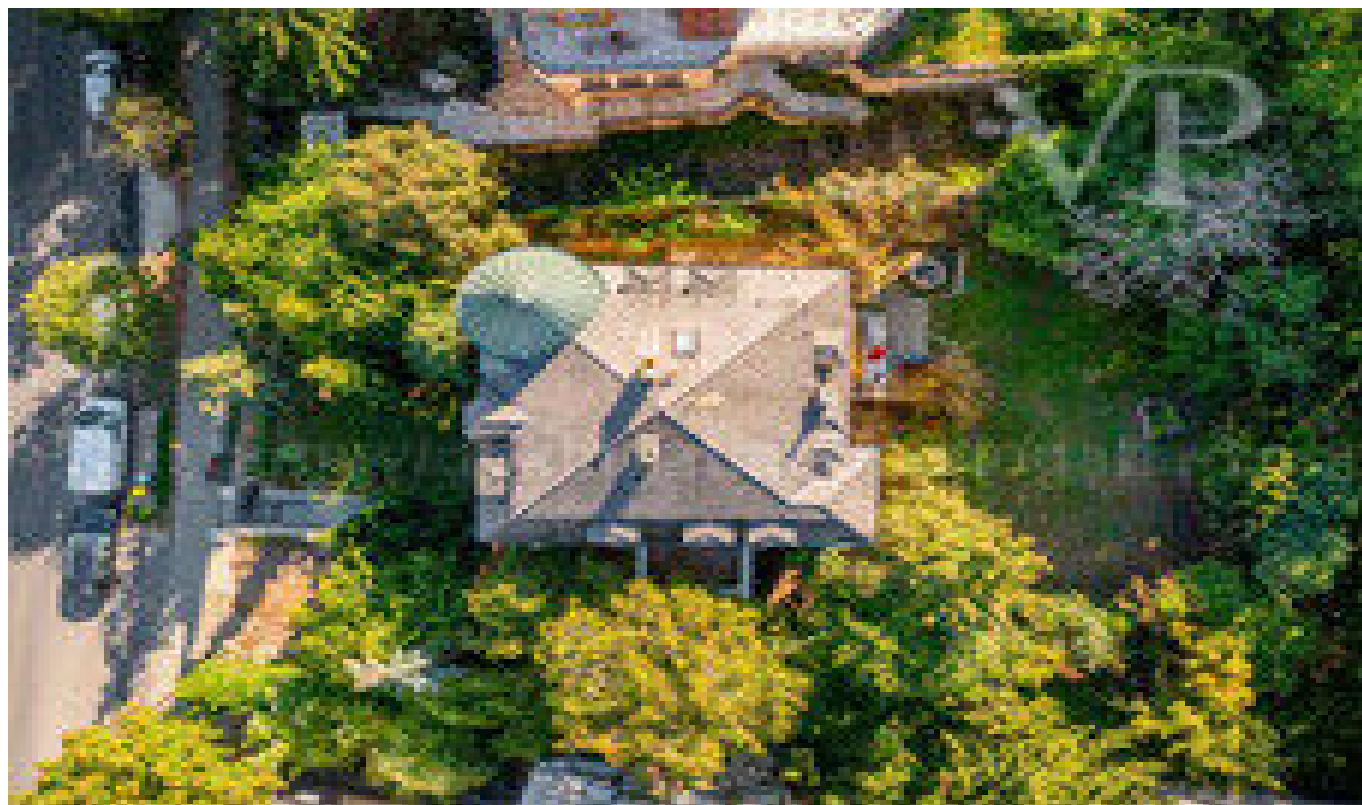


**Budapest**

# In Buda, in the XII. district Németvölgyi út, for sale a four-storey villa to be renovated!

**Property ID: HU25439635**



**PURCHASE PRICE: 1.769.000 EUR • LIVING SPACE: ca. 390 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 939 m<sup>2</sup>**

**Property ID: HU25439635 - 1124 Budapest**

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

**Property ID: HU25439635 - 1124 Budapest**

## At a glance

<b>Property ID</b>	<b>HU25439635</b>	<b>Purchase Price</b>	<b>1.769.000 EUR</b>
<b>Living Space</b>	<b>ca. 390 m<sup>2</sup></b>	<b>Condition of property</b>	<b>Renovated</b>
<b>Roof Type</b>	<b>Mansard roof</b>	<b>Construction method</b>	<b>Solid</b>
<b>Rooms</b>	<b>8</b>	<b>Equipment</b>	<b>Terrace, Guest WC</b>
<b>Bedrooms</b>	<b>6</b>		
<b>Bathrooms</b>	<b>3</b>		
<b>Type of parking</b>	<b>2 x Garage</b>		

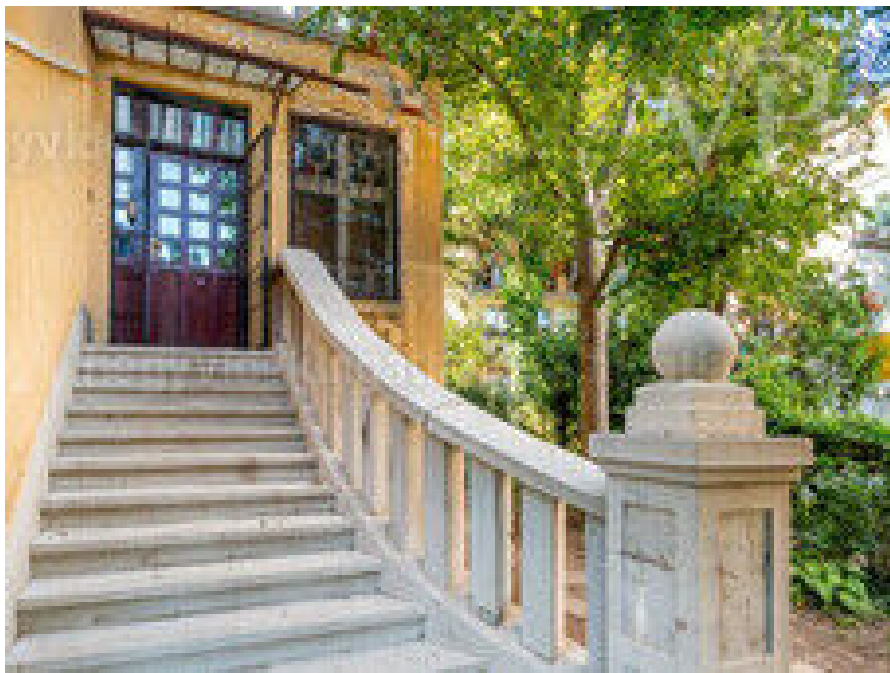
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## Energy Data

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

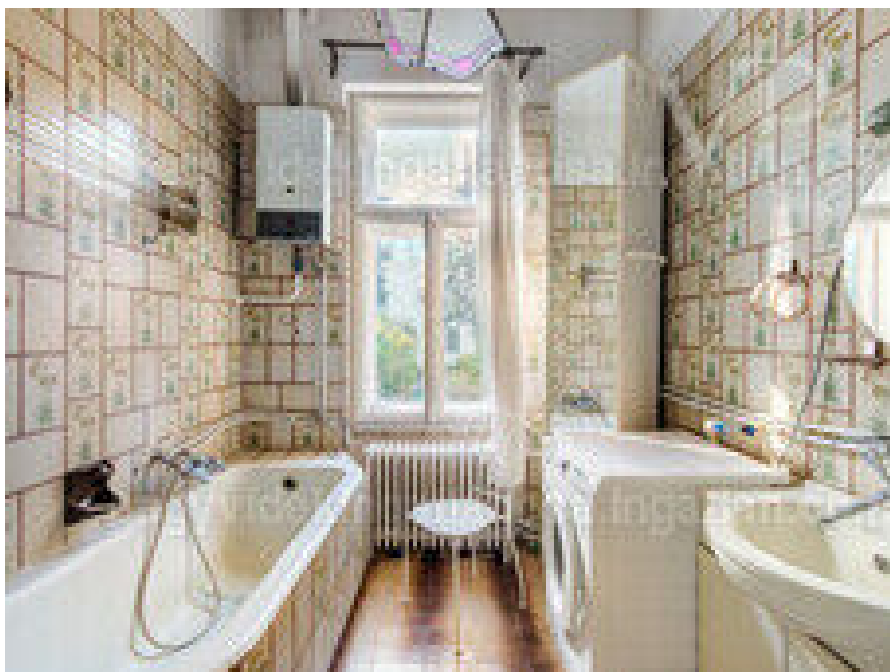
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## The property



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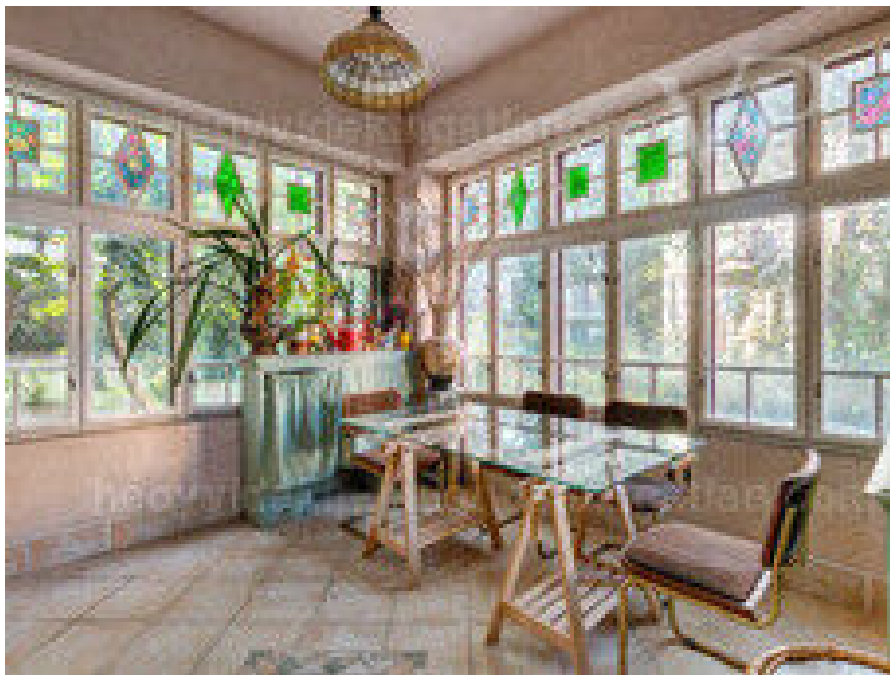
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## The property



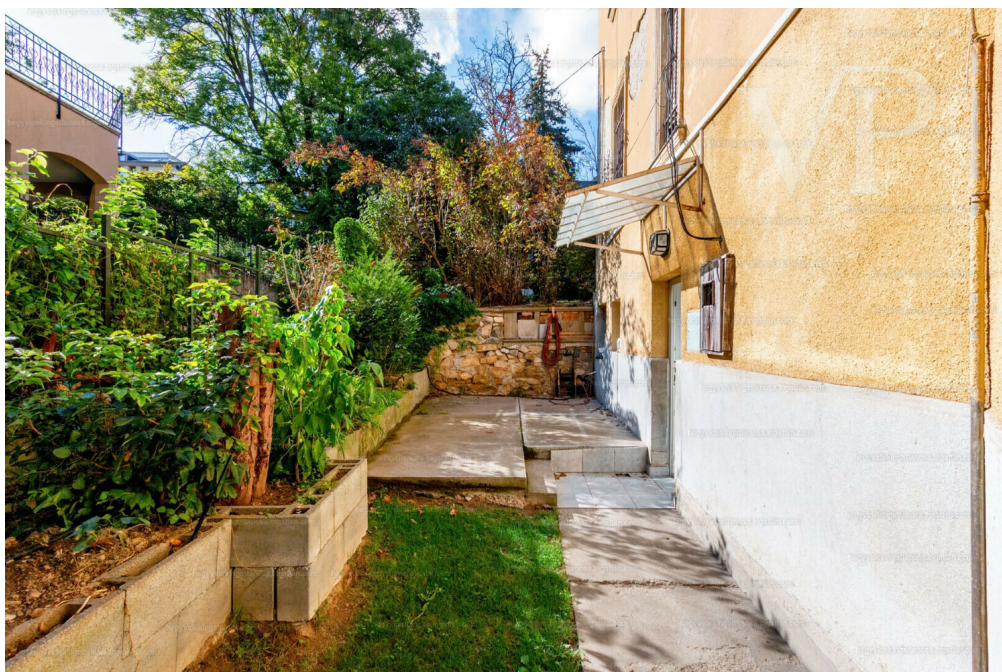
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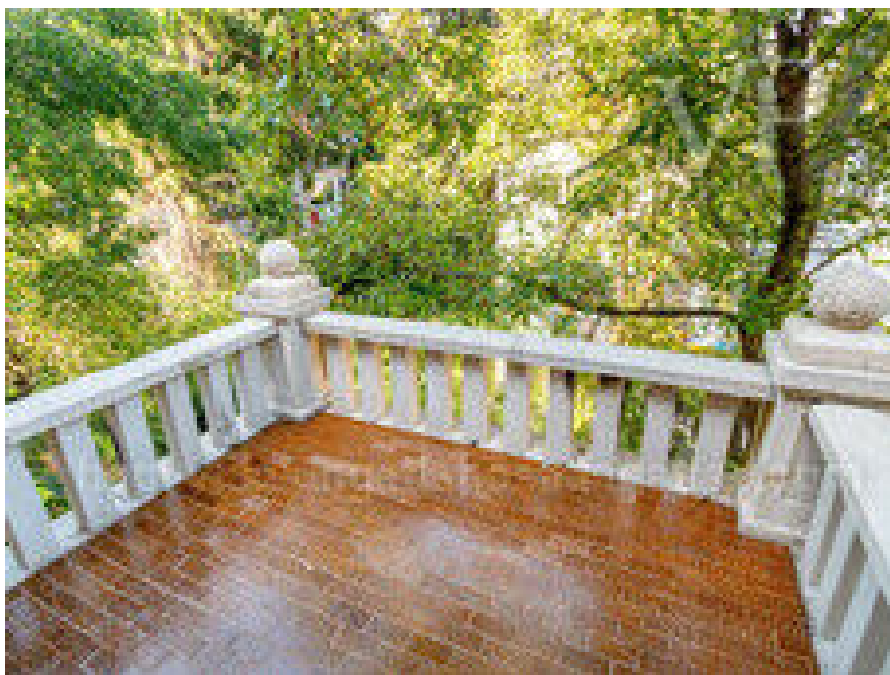
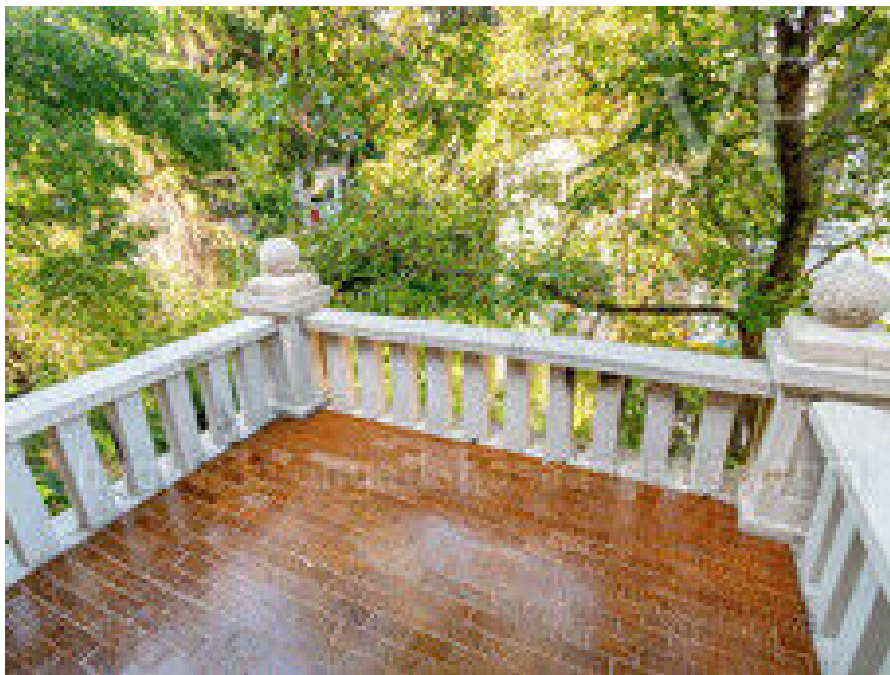
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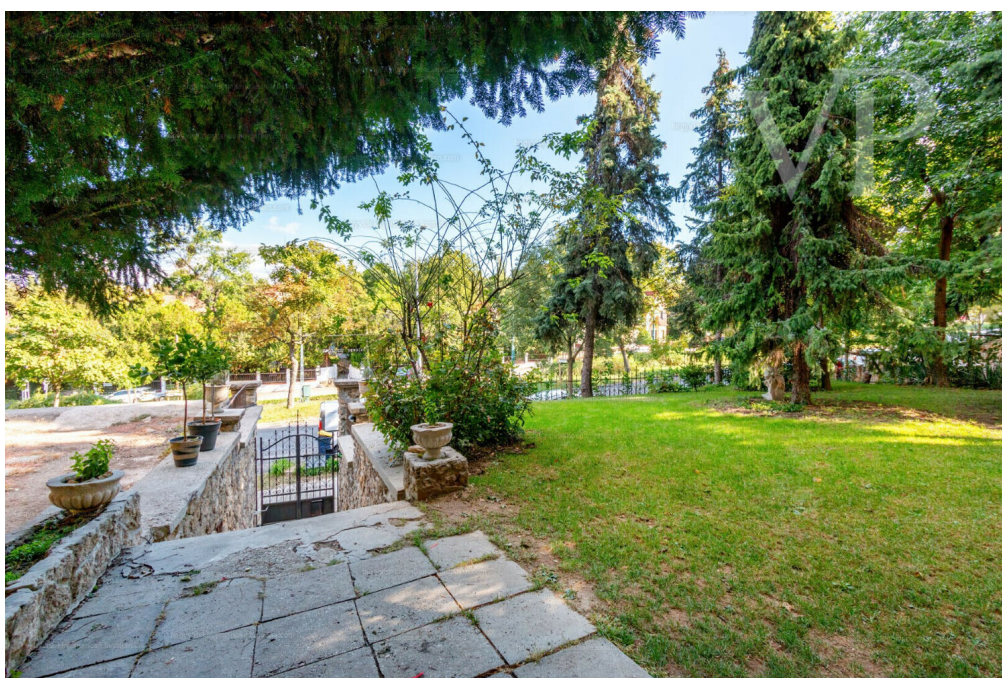
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## The property



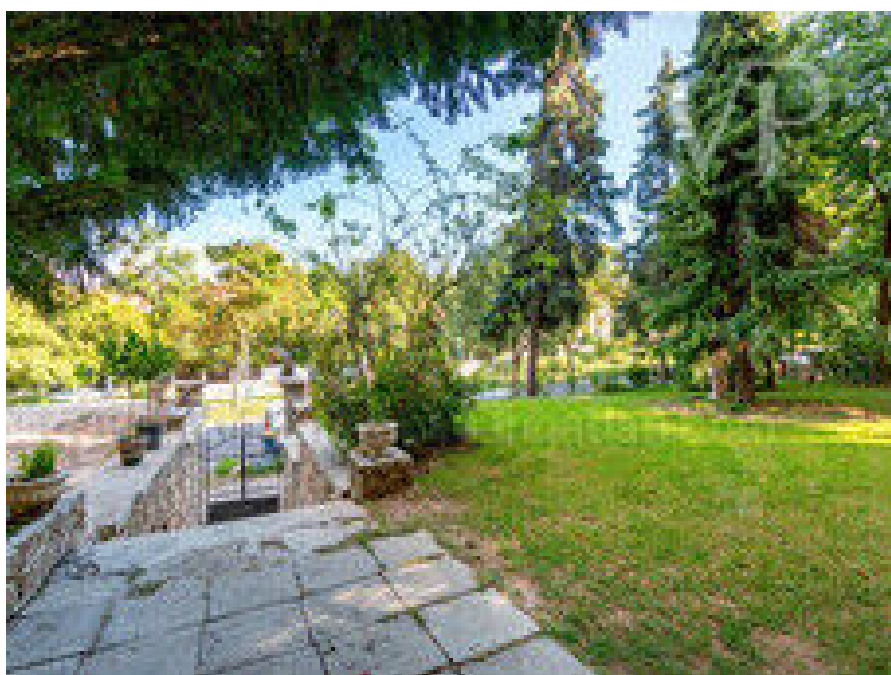
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## The property



Property ID: HU25439635 - 1124 Budapest

## The property



Property ID: HU25439635 - 1124 Budapest

## Floor plans





**Property ID: HU25439635 - 1124 Budapest**

## **A first impression**

**In Buda, in the XII. district Németvölgyi út, for sale a four-storey villa to be renovated!**

**The building consists of basement, ground floor, first floor and attic, with double garage overlooking the street. Large garden.**

**Excellent location, within walking distance to Mom park, Hegyvidék shopping center, the highway, public transport easily accessible, at the same time the bird-filled Buda green belt.**

**The basement, which could be a semi-detached apartment of 60 sqm, is currently used as an office. Access from the garden with a separate entrance. The ground floor of 144 sqm is accessed by an impressive staircase leading up to a conservatory, kitchen, pantry, 2 bedrooms, large living room, hallway, bathroom and staircase. From the kitchen you go out to a terrace of almost 40 sqm where you can enjoy the back garden.**

**On the second floor, which is also 144 sqm, there are 2 bedrooms, hall, hallway, kitchen, bathroom, toilet and a large terrace.**

**On the third floor, which is 84 sqm, there are 2 rooms, a large hall, a conservatory, kitchen, bathroom, toilet, wardrobe, hallway and a small balcony.**

**The property also has a beautiful panoramic view of the Buda Castle.**

**After the renovation, each floor can be converted into an apartment, a company headquarters, but also ideal for office.**

**The building was built in 1930, the plot is 939 sqm.**

**The property can be renovated to bring back the elegance of the old days.**

**Please call me, I will be happy to show you.**

**Property ID: HU25439635 - 1124 Budapest**

## **Contact partner**

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

**VON POLL REAL ESTATE Budapest**

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*To the Disclaimer of von Poll Immobilien GmbH*

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