

**Balatonfüred**

# 4 apartment house for sale in Balatonfüred - investment with immediate yield

**Property ID: HU26439825**



**PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 216 m<sup>2</sup> • ROOMS: 9**

**Property ID: HU26439825 - 8230 Balatonfüred**

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## At a glance

<b>Property ID</b>	<b>HU26439825</b>	<b>Purchase Price</b>	<b>540.000 EUR</b>
<b>Living Space</b>	<b>ca. 216 m<sup>2</sup></b>	<b>House</b>	<b>Multi-occupancy house / multi-family home</b>
<b>Rooms</b>	<b>9</b>		
<b>Bedrooms</b>	<b>5</b>		
<b>Bathrooms</b>	<b>4</b>		

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## The property



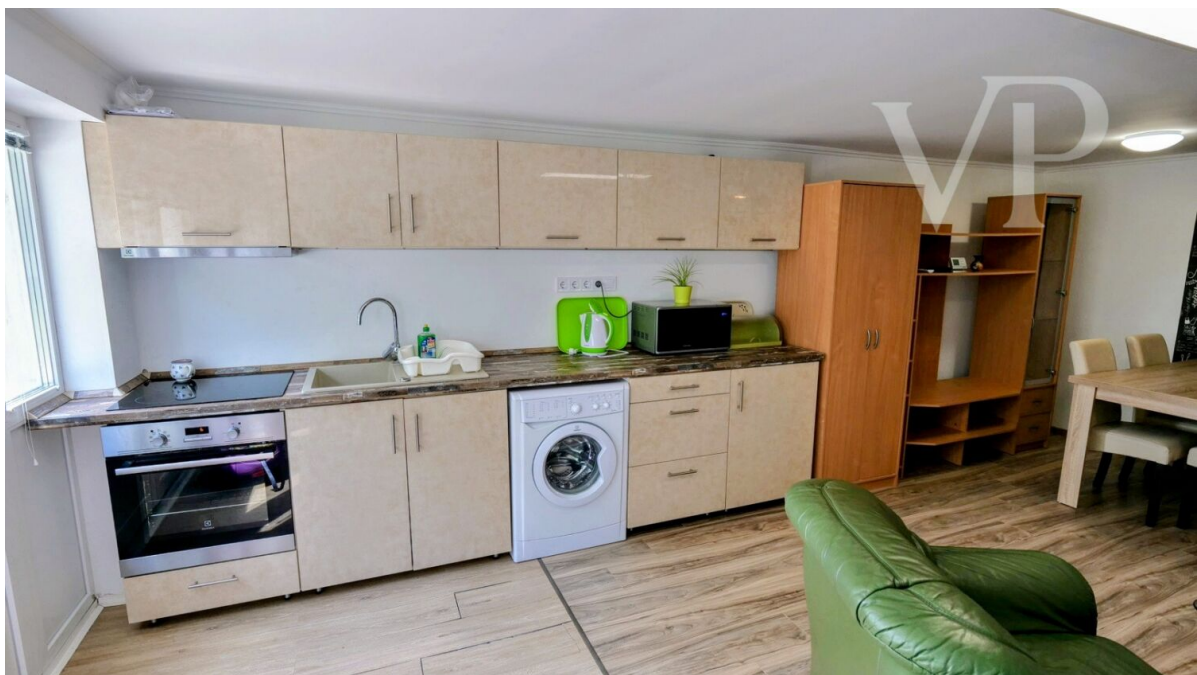
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## **A first impression**

In a popular, easily accessible part of Balatonfüred, we offer for sale a terraced apartment house consisting of 4 separate apartments, which is the last unit of a 4-storey terraced house with garden connection. The property is an excellent choice for those looking for a stable investment with immediate income, as the apartments are currently occupied by reliable long-term tenants.

The building, renovated in 2020, has a gross floor area of 280 sqm and is set on a 380 sqm well-maintained plot. Thanks to the practical design, each floor has a separate apartment, so that the rental can be managed in a well-separated and transparent way.

**Main features:**

**4 apartments with separate entrances, 1-1 unit per level**

**Each apartment has separate entrance, each with 1 flat in each floor**

**50 sqm greenhouse and 15 sqm storage in the garden**

**Gas boiler heating**

**2 air-conditioned apartments (upstairs and attic)**

**Balconies on several levels.**

**Layout of apartments:**

**Ground floor:**

**Spacious 36 sqm living room with American kitchen, two bedrooms (11 sqm, 12 sqm), bathroom.**

**1st floor:**

**Bright living room with American kitchen (22 sqm), bedroom (14.5 sqm), bathroom, hallway, boiler room, staircase and two balconies (2×7 sqm).**

**2nd floor:**

**Three bedrooms (9.2 sqm, 12.5 sqm, 13 sqm), separate kitchen, bathroom and toilet, hallway, balcony (7 sqm).**

**Attic:**

**Two rooms (13 sqm, 15 sqm), kitchen, spacious bathroom, hall.**

**Location:**

**The location of the property is outstanding: the Spar shop and the local market are only 200 m away, while the shore of Lake Balaton is a few minutes by car.**

**This apartment building is a rare opportunity on the market: well maintained, modernised, it offers a great source of income and can be taken over immediately as a productive investment with existing tenants. It is an ideal choice for those looking for a secure return and long-term value in Balatonfüred.**

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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