



## 11502 Family house



Price 149 600 000 Ft

House area 150 m<sup>2</sup>

Lot size 660 m<sup>2</sup>

Rooms 3

Bathrooms 2

Living rooms 1

Kitchens 1

Storage 2

Floors 2

Built 2008

From Lake Balaton 0,9 km, 1 min.

From Spa Héviz 25 km, 27 min.

Energy efficiency

### Features

- Balaton property
- Extra quality
- Near lake
- Shopping area nearby
- Yacht Club nearby

It is a continuously maintained family house in a quiet but central location on the southern lakeside of Balaton. The real estate is only a few minutes' walk from the shores of Lake Balaton, where there is also located a large beach (entrance is free of charge). The family house is built from Xella-Ytong bricks, which does not allow to form a thermal bridge, because of it a healthy living climate and low heat loss is ensured, as well as excellent thermal insulation. In addition to the gas-central heating, an Edilkamin pellet stove was installed in the heating system, which has modern technology and ensures safe and long-term operation. Pellets are one of the most economical heating materials and enable significant heating cost savings. Industrial electricity was also installed in the garage of the family house, and the sectional, automatized Hörmann garage door serves the comfort of the owner. The larger and popular destinations and cities are also easily accessible from the property: Budapest is 160 km away from the house, it means approximately 90 minutes by car. Letenye (Croatian-Hungarian border) is 71 km away, approximately 40 minutes. From the sea beach of Croatia (Crikvenica) it is 361 km away, it means approximately 3,5 hours by car.