

## 22028 Family house

### Ungarn Immobilien

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Price 490 100 000 Ft

House area 383 m<sup>2</sup>

Lot size 2158 m<sup>2</sup>

Rooms 4

Bathrooms 3

Living rooms 2

Kitchens 1

Storage 4

Floors 2

Built 2013

From Lake Balaton 0 km, 0 min.

From Spa Hévíz 9,7 km, 14 min.

Energy efficiency

### Features

- Balaton panorama
- Balaton property
- Double garage
- Extra quality
- Golf court nearby
- Panoramic view
- Shopping area nearby
- Yacht Club nearby

Quality, Tranquility and Nature – Exceptional Family Home in Gyenesdiás At the end of a quiet cul-de-sac next to the forest in Gyenesdiás, we offer for sale a family home in impeccable condition, built to a high technical standard, making it an ideal choice both as a permanent residence and as an exclusive holiday home. The property was constructed using 38 cm Porothersm brick, 10 cm thermal insulation, and a monolithic reinforced concrete slab, ensuring long-term stability and excellent energy efficiency. The double garage, directly accessible from the paved driveway, is secured with a premium Hörmann garage door. Comfort is provided by an energy-efficient gas boiler installed on the upper floor, while the atmosphere of the ground-floor living room is enhanced by an ETNA cast-iron fireplace, creating a warm and welcoming ambiance. Every detail of the house reflects superior craftsmanship and quality: custom-made wooden windows with triple glazing, sound and thermal insulation, and security glass, along with wooden interior doors throughout. The attic is fitted with Velux roof windows, and the bathrooms feature Ravak sanitary ware. The rooms are finished with exclusive wooden parquet flooring, while the communal and service areas are enhanced by high-quality ceramic tiles, adding to the home's elegant character. All rooms are spacious, bright, and well designed for comfortable living. Extras: automatic irrigation system,