



Price 261 510 000 Ft

House area 330 m<sup>2</sup>

Lot size 2300 m<sup>2</sup>

Rooms 4

Bathrooms 3

Living rooms 2

Kitchens 1

Storage 4

Floors 2

Built 2000

From Lake Balaton 5,2 km, 8 min.

From Spa Hévíz 4,8 km, 10 min.

Energy efficiency

**B**

#### Features

- Balaton panorama
- Balaton property
- Electric shades
- Panoramic view
- Property with privacy
- Shopping area nearby

The house is located in the very popular community of Cserszegtomaj and offers not only a stunning Balaton panorama, an 8x4 m pool but also absolute privacy. During construction and maintenance, absolute care was always guaranteed with both materials and construction. For example, the walls are made of 44 bricks plus insulation. On the ground floor there is a spacious living room, two bedrooms, bathroom and kitchen with attached utility room and a guest toilet. On the first floor, the surface of the ground floor is mirrored again. Here you will find a large living area, two bedrooms, a bathroom, a small office and an attic. Connected to the house is a large heated single garage and a storage room next to the terrace area. The heating is realized via a gas central heating. A 1000l gas tank was aesthetically hidden in the garden. In the current market situation, liquid gas is even cheaper than gas supply via the municipality. The heater itself is 5 years old. In addition, a cozy iron stove in the living room creates a romantic atmosphere in winter. Also in the garden is a 4000 liter cistern, and a separate water meter which ensures inexpensive garden irrigation. The comfort includes plastic windows, partially electric shutters, fly tickers, satellite TV and an alarm system.