



Price 260 249 000 Ft

House area 250 m<sup>2</sup>

Lot size 8371 m<sup>2</sup>

Rooms 3

Bathrooms 3

Living rooms 1

Kitchens 1

Floors 2

Built 1907

Reconstructed 2020

From Lake Balaton 81,8 km, 80 min.

From Spa Hévíz 74,2 km, 71 min.

#### Energy efficiency

A 116-year-old brick house awaits its new family! A completely renovated, water- and heat-insulated, energy-saving house is for sale in the "capital" of Óriszentpéter. The almost one hectare, fully fenced plot can ensure the living for a whole family (tried and proven!). Fruit production (continuous fruit production is guaranteed from the strawberry season to the raspberry season in October): strawberries, blackberries, currants, sour cherries, cherries, plums, pears, apples, peach, apricots, quinces, walnuts, hazelnuts, grapes, raspberries and protected trees for making wine spirits. There is also a vegetable garden, a pasture, a goat/sheep stable and a small lake for watering animals, which never dries up thanks to the rainwater collected from the roof. The outbuilding is more than 120 m<sup>2</sup> and includes a summer kitchen for cooking, stables, sheds, a room for storing working tools, a garage and a 50 m<sup>2</sup> guest house with a bathroom. A well with a very good water flow ensures the house's water supply outdoors. There is also a large concrete cellar that does not get wet! New sanitary facilities (in 3 phases) and heat-insulating windows were installed. The house has 3 bedrooms and 3 bathrooms (main bathroom with a large bathtub and shower), and heating is provided by an energy-efficient heating boiler with a split boiler, which can deliver heat the next day thanks to the buffer tank with thermostat. Tile stoves are also available in two rooms. An

#### Features

- Commercial properties
- Shopping area nearby
- Solar energy collector