

33657 Family house

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Price 170 550 000 Ft

House area 200 m<sup>2</sup>

Lot size 1600 m<sup>2</sup>

Rooms 4

Bathrooms 4

Living rooms 2

Kitchens 2

Floors 2

Built 2002

Reconstructed 2010

From Lake Balaton 5,2 km, 8 min.

From Spa Hévíz 4,8 km, 10 min.

#### Energy efficiency

The house is located in the popular and sought-after municipality of Cserszegtomaj, was built in 2002 and largely renovated and expanded in 2010. You enter the house via a small winter garden that protects the entrance area. The living area including the kitchen is open and modern. A fireplace in the living area provides cozy warmth and a beautiful ambience to complement the underfloor heating on the ground floor and radiators on the first floor. 2 living rooms and 4 bedrooms provide enough space for a large family or numerous visitors. Fly screens on the windows ensure carefree summer days. The roof insulation with 40 cm of mineral wool also ensures good insulation on the first floor. In addition to the double garage, there is an outdoor kitchen and a toilet in the easy-care garden. An 8,000 liter cistern was also installed in the garden. TV is realized via SAT. Internet is new on the street. The house is ready to move in immediately.

#### Features

- Balaton property
- Double garage
- Floor heating