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33661 Family house

Price	553 380 000 Ft
House area	316 m^2
Lot size	2026 m^2
Rooms	4
Bathrooms	3
Living rooms	1
Kitchens	1
Storage	1
Floors	2
Built	2023
From Lake Balaton	5,2 km, 8 min.
From Spa Hévíz	4,8 km, 10 min.
Energy efficiency	

Features
• 3 layered windows
• Air-water heat pump
• Balaton panorama
• Built in vacuum cleaner
• Double garage
• Electric shades
• Extra quality
• Finnish sauna
• Floor heating
• Panoramic view
• Shopping area nearby
• Thermal bath bearby
• Yacht Club nearby

The size of the plot is 2,200 m2. The house is oriented north-south, the entrance and the garage face the north side, and the property also has terraces. The pool faces south. The cities of Keszthely and Hévíz are 6 km away from the property. The area is very quiet as it is only used by residents. The part above the street is already a Natura 2000 classified forest. The characteristics of the house: the foundation is reinforced flat plate from the terrace, B30 brick walls, first floor is reinforced concrete, second floor is wood. The sub-floors are provided with 12 cm step-resistant insulation, the wooden floor has a plasterboard construction with a 50 cm air gap and this is followed by 30 cm glass wool insulation. The external walls are 15 cm graphite insulated, the underground walls are waterproofed in 2 layers and 10 cm XPS insulated. The shell of the roof is concrete tiles and partially corroded tin. The comfort of the house is ensured by a Loxon smart house system, which monitors almost everything. The living areas are equipped with presence sensors, which at the same time ensure electricity switching, but also function as an alarm pir (motion sensor). The Loxon switches are designed with a touchpad and we can achieve the switching lighting image in several forms, but from here we can control the blinds, sound system, humidity measurement and temperature measurement. Loxon also controls (optimizes) cooling and heating. Cooling and heating is