

33688 Family house

## Ungarn Immobilien

Dr. Peik Langerwisch

Habuelstrasse 34

CH-8704 Herrliberg

Telefon: +41 79 227 9631

Email: [info@ungarn-immobilien.ch](mailto:info@ungarn-immobilien.ch)

Internet: [www.ungarn-immobilien.ch](http://www.ungarn-immobilien.ch)



Price 174 340 000 Ft

House area 300 m<sup>2</sup>

Lot size 1000 m<sup>2</sup>

Rooms 5

Bathrooms 4

Living rooms 3

Kitchens 4

Floors 1

Built 1965

Reconstructed 2015

From Lake Balaton 0 km, 0 min.

From Spa Héviz 54,3 km, 44 min.

### Features

- Balaton property
- Commercial properties
- Finnish sauna
- Floor heating
- Near lake
- Solar panel
- Yacht Club nearby

### Energy efficiency

The house, renovated in 2019, is located in a quiet street in the popular municipality of Balatonboglár, just under 20 minutes on foot from Lake Balaton. There are shops, restaurants, leisure activities and a marina in town. In front of the house there is a cozy courtyard with a pool and pool bar. Awnings provide shade so that you can spend time by the pool in both the sun and the shade. A winter garden also allows you to stay in a bright environment in bad weather and in colder times. In addition to the owners' living area, three apartments can be rented, one of which is wheelchair accessible. The house has a garage with a pit and enough space to park. Technically, the house is equipped with a 7 kW solar system, air conditioning, sauna, satellite TV and internet. Fly screens provide insect protection. The heating is via gas heating, partly underfloor heating. A tiled stove can also be used as a cozy source of warmth.