



## 33797 Family house



Price 154 385 000 Ft

House area 130 m<sup>2</sup>

Lot size 1579 m<sup>2</sup>

Rooms 2

Bathrooms 3

Living rooms 1

Kitchens 1

Storage 2

Floors 2

### Features

- Floor heating
- Panoramic view
- Shopping area nearby
- Thermal bath nearby
- Traditional property

Reconstructed 2021

From Lake Balaton 5,2 km, 8 min.

From Spa Héviz 4,8 km, 10 min.

We offer for sale a lovingly renovated brick and clay house with a new thatched roof, providing stunning views of Lake Balaton and the surrounding nature reserve. The building's CO<sub>2</sub>-neutral design, with 1-meter thick walls and the use of only natural materials, ensures a unique indoor climate. The house is located at the end of a quiet cul-de-sac. The plot is approximately 1,579 m<sup>2</sup>, where an additional residential building can be constructed, surrounded by fruit trees and lavender. The property features two independent living units, with a total living space of approximately 130 m<sup>2</sup>, including a conservatory, and about 30 m<sup>2</sup> of terrace (ground floor 80 m<sup>2</sup> with 3 rooms and conservatory, upper floor 50 m<sup>2</sup> with 2 rooms). It has three bathrooms (one with a bathtub, two with showers), a built-in pallet kitchen, and a 6 kW fireplace/stove. The property underwent a complete renovation in 2021. High-end amenities include underfloor heating, two infrared heating panels, solid oak flooring, extended electrical supply, a new septic tank/Wilo, air heat pump, two climate control units for the attic, satellite TV connection, and a garage.