



## 44060 Business project



Price 350 000 000 Ft

House area 1070 m<sup>2</sup>

Lot size 85000 m<sup>2</sup>

### Features

- Finnish sauna
- Mixed burning central heating
- Nearby beach
- Shopping area nearby

From Lake Balaton 83 km, 89,2 min.

From Spa Héviz 79,3 km, 73 min.

Energy efficiency

One of the region Őrség's most popular operating restaurants is the BEREK HALÁSZKERT, (which can accommodate 86 guests on approx. 350 m<sup>2</sup> plus 50 guests in the garden area) and the buildings around it, with an internal area of nearly 20,000 m<sup>2</sup>, a family house on 200 m<sup>2</sup>, a guest house on 50 m<sup>2</sup> on two levels, there is a food packaging place on 150 m<sup>2</sup>, an outbuilding on 100 m<sup>2</sup>, a cold store on 220 m<sup>2</sup> and a fish pond on 2700 m<sup>2</sup>. These areas also include a 25,000 m<sup>2</sup> meadow and 40,000 m<sup>2</sup> cultivated land. The units listed above are currently operating and generating income. Selling price: HUF 350,000,000 Surroundings: Őrség and its neighbouring so-called Vendvidék, the Kerka valley, attract nature lovers. Vadása lake, Borostyán lake, Hársas lake in Máriaújfalu, the fish ponds of Berek and the large reservoir in Bajánsenye await those who like boating, swimming, fishing and horse riding. Velemérvölgy, Magyarszombatfa, is one of the largest pottery centres in the country. Their characteristic shapes, glazes and decorations made the ceramics here unique, which are the restaurant's favourite decorative elements.