



## 88131 Business project



Price 197 089 500 Ft

House area 308 m<sup>2</sup>

Lot size 620 m<sup>2</sup>

Bathrooms 6

### Features

- Commercial properties
- Floor heating
- Shopping area nearby
- Thermal bath nearby

Floors 2

Built 2008

Reconstructed 2011

From Lake Balaton 14,2 km, 18 min.

From Spa Héviz 35,2 km, 38 min.

### Energy efficiency

PROPERTY FOR SALE - 15 KM FROM BALATON - IN MARCALI Only 15 km from Lake Balaton and the M7 highway, we offer a property built in 2008 from Ytong bricks and added to it a 2-storey building in 2011 in Marcali, in the renovated city center, but still in a quiet and peaceful place, a few meters from the main square. The facility, which currently functions as a private educational institution, has a useful floor space of 308 m<sup>2</sup> on a 620 m<sup>2</sup> big plot. 35 rooms have been established, of which 4 are spacious and an excellent choice for classrooms, lecture halls or meeting rooms. Its water block offers 4 toilets and 6 bathrooms, and it also has a spacious welcome room, which is suitable for receiving guests and reception. Its cozy inner courtyard can be accessed from several spaces, a fig tree in the middle provides shade, where you can prepare the perfect dinner in the large oven while listening to the chirping of birds. Each of the 6 double rooms on the first floor has a bathroom with shower, toilet, and private air conditioning. It can be an excellent choice for operating a commercial accommodation, medical clinic, for tourism providers or even for office activities. Parking is conveniently possible in front of the property and in the closed courtyard parking lot, even for guests. An alarm and camera system is responsible for the security of the building. With its newly renovated downtown, Marcali also has a spa and a leisure center.