

Tárnok

## For sale, nice house in a quiet street of Tárnok

*Property ID: HU25439520*



**PURCHASE PRICE: 550.000 EUR • LIVING SPACE: ca. 240 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 1.100 m<sup>2</sup>**

Property ID: HU25439520 - 2461 Tárnok

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## At a glance

|                      |            |
|----------------------|------------|
| Property ID          | HU25439520 |
| Living Space         | ca. 240 m² |
| Rooms                | 6          |
| Bedrooms             | 5          |
| Bathrooms            | 2          |
| Year of construction | 2021       |

|                       |                      |
|-----------------------|----------------------|
| Purchase Price        | 550.000 EUR          |
| Condition of property | Completely renovated |
| Equipment             | Terrace, Guest WC    |

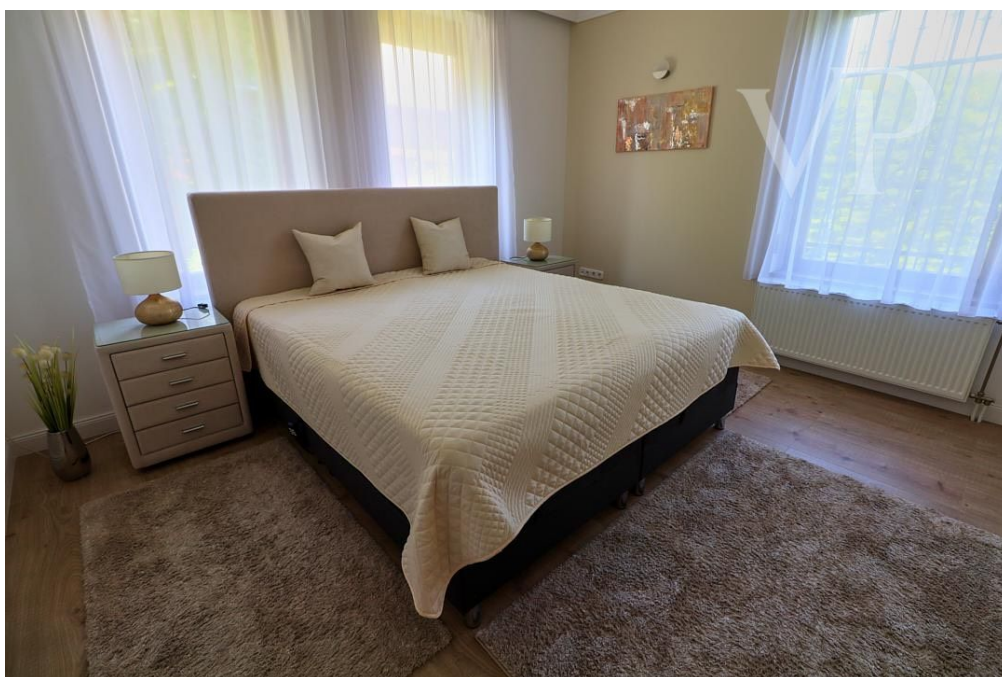
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## Energy Data

|                    |   |
|--------------------|---|
| Type of heating    | Underfloor heating  |
| Power Source       | Gas   |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property





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## A first impression

You just have to move in! For sale, nice house from German owner, 30 km from Budapest, in a quiet street of Tárnok, on a corner plot, with double street entrance! Completely renovated, 200 m<sup>2</sup>, two-storey house, 5 bedrooms + living room, double bathroom, huge communal spaces! Beautiful landscaped garden, high technical content. It also has a smaller house of 40 m<sup>2</sup> on a separate plot. The house was built in 2005 with 38 cm Porotherm bricks. The house has been completely renovated in 2021. Rooms: Ground floor -Living-dining room 32,08 m<sup>2</sup> -Kitchen 8,77 m<sup>2</sup> -(1) Bedroom 17,64 m<sup>2</sup> -(2) Bedroom 11,85 m<sup>2</sup> -Bathroom 8,71 m<sup>2</sup> -Dining room 4,88 m<sup>2</sup> -Living room 6,54 m<sup>2</sup> -Staircase 4,16 m<sup>2</sup> Floor -(3) Bedroom 16,80 m<sup>2</sup> -(4) Bedroom 15,20 m<sup>2</sup> -(5) Bedroom 10,28 m<sup>2</sup> -Bathroom 9,38 m<sup>2</sup> -Gallery 24,25 m<sup>2</sup> -stairs 4,77 m<sup>2</sup> Small house -Garage-workshop 38,91m<sup>2</sup> -Storage room 16,20 m<sup>2</sup> -Storage 6,27 m<sup>2</sup> -Outdoor kitchen-dining room - with mosquito net 28,38 m<sup>2</sup> Technical content -Three phase electrical system in both buildings -Electrical underground cables -5.500 Watt petrol generator to supply electricity in case of power outage -Electric gate opening -Electric aluminium shutters with mosquito nets Heating -Condensing Viessmann boiler, energy efficiency class A -Annual gas consumption fee 170.000 HUF -floor heating -Central fireplace heating Air-conditioning - invetreres cooling-heating air-conditioning -Smoke and carbon monoxide detectors, alarms Water treatment -Central water purifier -Central water softener Safety - Camera system -Alarm system -Telephone surveillance -Electric gate opening -Fully fenced plot Parking -Heated garage for one car in the cottage with garage door -Mobile garage in the yard for one car -Surface lots for 3 cars -Electric gate opening Garden - Gorgeous lawn carpet -Arrangement of plants and flowers -Mole web -Automatic irrigation system -Outdoor kitchen and dining area in the cottage, protected by mosquito nets The surroundings Quiet, family house area. Nice neighbours. Nursery, school, health centre, shopping facilities within walking distance. Nature reserve: Benta stream. Today, the natural wildlife in the stream and its immediate surroundings is an invaluable asset in the immediate vicinity of the capital. Walking paths along the banks and meadows are a pleasant recreation for those who wish to relax. Transport Connection to the south-western transport network of Budapest: motorway M7, M0, highway 7. The price includes all furniture and equipment. This beautiful house is yours! Call now!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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