

Budapest – II. kerület

# Classic house in a beautiful setting close to the French School.

Property ID: HU25439519



PURCHASE PRICE: 740.000 EUR • LIVING SPACE: ca. 218 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 578 m<sup>2</sup>

Property ID: HU25439519 - 1028 Budapest – II. kerület

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

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## At a glance

Property ID	HU25439519
Living Space	ca. 218 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	1998

Purchase Price	740.000 EUR
Equipment	Terrace, Guest WC

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## Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



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## A first impression

In a beautiful environment in Pesthidegkút, in a quiet cul-de-sac, we offer for sale a villa on a landscaped plot. The house was built in 1996, with clean, classically elegant, French style features. The property is carefully designed and has a high-quality finish that can be lived in for many decades without renovation. The building, its parts: - Basement: 2 car a garage, insulated, heated, laundry room, shower, also a workshop or wellness - Ground floor: through the main entrance we reach the hall from which a spacious 33 sqm living room opens, a dining room, a bright separate kitchen, and a guest bathroom. In the hall there are built-in mirrored wardrobes reaching up to the ceiling. From the living room, 3 glass french doors to the balcony, and let the light flow in, shows spectacular scenery - Floor: on the upper floor there are three bedrooms, two bathrooms, one with a shower and toilette other with a oversized bathtub and bidet Equipment and main parameters: - Heating: gas boiler, with underfloor heating (Supra Terito) and as an extra, a unique French wood-burning open fireplace -Mechanics: 3-phase electricity, ..... money saver night power boiler, air conditioning on the first floor, redcopper pipes all over - Flooring and sanitary ware: marble flooring from „Süto” oakwood parquet in the rooms, „Süto” marble flooring in the bathrooms, Italian tiles, quality sanitary ware, taps -Windows and doors: quality wooden windows and doors, with thermal glazing -Roof: shingle gable roof, with extra ventilation system, heat exhaust control, redcopper gutters through the whole house -Garden: landscaped, paving to the entrances, ornamental plants, giant Lebanese cedar, cherry and walnut trees -Furniture: high-quality cherry wood kitchen furniture, stained glass inlay, cherry wood dining set for six- to ten, 3 built in mirrored wardrobes, up to the ceiling, built in living room cabinets, wood-burning open fireplace, 4-pieces unique chandelier set from Italy -Location: Pesthidegkút -Ófalú in a quiet dead end, next door fishing pond and forest and a renovated playground within walking distance. Nearby is many good school like famous French School, Huvösvölgyi Shopping Center, public transport 5-10 minutes walk One per one ownership, no mortgage on it, immediate move in. The property can be visited by appointment. Please contact us with confidence!



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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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Apor Vilmos tér 11, H-1124 Budapest

Tel.: +36 70 9532513

E-Mail: [hungary@von-poll.com](mailto:hungary@von-poll.com)

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