



## Tuscan-style villa for sale in Balatonudvari

Code: #I123

Price: 2 M EUR



**Town:** Balatonudvari  
**Floor area:** 470 m<sup>2</sup>  
**Plot area:** 4159 m<sup>2</sup>  
**Type:** Villa  
**Floors:** 2  
**Room:** 7  
**Balcony:** yes  
**Bathroom and WC:** separately and together  
**Beach distance:** 500 m  
**Heating:** floor heating, radiator  
**Roof:** can be built-in  
**View:** panoramic  
**Garden:** yes  
**Parking:** yard  
**Alarm:** yes  
**Pool:** yes  
**Sauna:** yes  
**Built:** 2022

I am offering for sale a unique, Tuscan-style villa with a distinctive atmosphere in Balatonudvari, consisting of 3 apartments and 7 rooms, on nearly half a hectare of land. Balatonudvari is a peaceful island all year round, with Balatonfüred and Tihany 10 minutes away, and the Balaton Golf Club 5 minutes away.

The house features Tuscan-style elements on the exterior and is a unique, very special home that exudes tranquility yet has an exciting atmosphere where colors, patterns, and materials dominate every corner.

On the 240 sqm ground floor, the owner has created a spacious living room-kitchen-dining area, three bedrooms, and bathrooms. On the upper floor, there are two independent apartments, each 115 sqm, with two bedrooms, a living room with an American kitchen, two bathrooms, and a shared terrace offering a wonderful panorama of Lake Balaton. The usable area of the house can be further increased by converting the attic space.

Everywhere, the highest quality coverings and sanitary ware have been used, including predominantly Axor, Laufen, and Duravit products, Mardegan Legno wood flooring, and designer furniture from renowned manufacturers.

Like the house, the garden also offers an exceptional experience. It features numerous plants, an ancient tree park, and a 4x10 meter outdoor pool that can be cooled or heated. Relaxation and rest are further enhanced by the sauna house, which includes both a Finnish and an infrared sauna.



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