



A one-storey, 115sqm family house in downtown Balatonfüred is for sale Code: #I130

Price: 135 M HUF



Town: Balatonfüred
Floor area: 115 m²
Plot area: 633 m²
Type: family house
Floors: 1
Room: 3
Bathroom and WC: separately and together
Beach distance: 2.5 km
Heating: floor heating
Roof: can be built-in
Garden: yes
Parking: Heated tiled garage
Built: 1970-80

Offering for sale this single-story, 115 sqm family house located in the center of Balatonfüred.

The house comes with a 633 sqm garden, set away from the main road, offering peace and relaxation for the residents. The major advantage of the house is its central location: the town hall, market hall, post office, clinic, school, kindergarten, and nursery are all within walking distance. Any potential noise from the city center is barely noticeable inside the house, thanks to the 40-50 cm thick walls, 10 cm insulation, and insulated windows that filter out almost all noise, ensuring complete tranquility inside.

The single-story building was constructed in the 1970s/1980s and was renovated to its current form in 2002. With a small investment, the attic can be converted into 2 additional large rooms (approx. 50 sqm) or other storage spaces. As the house was originally built with two entrances, it can easily be divided into 2 separate apartments, making it ideal for rental purposes or multi-generational living.

Main structural elements: reinforced concrete strip foundation, 40-50 cm thick stone walls, 10 cm thick thermal insulation, reinforced concrete beam ceiling, wooden gable roof, Bramac roof tiles.

Windows and doors: plastic double-glazed insulated windows with shutters and mosquito nets.

Heating: Vaillant combi gas boiler with underfloor heating, which also provides domestic hot water.

Parking: heated, tiled garage, which can also be used as a room or a commercial space due to its design. Size: 15.71 sqm.

In the paved area behind the house, there is a covered wooden garden seating area, which can be used comfortably even in the hottest weather, providing shade.

The asking price for the property is HUF 139 million.

If my advertisement has sparked your interest, please contact me so I can show you the property in person.



Eva Kostyik

+36-20 / 264-0777 | eva@forsalebalaton.hu | <https://forsalebalaton.hu>