



Lake Balaton vacation home with panoramic views for sale in Balatonudvari

Code: #I143

Price: 455 000 EUR



Town: Balatonudvari
Floor area: 77 m²
Plot area: 4490 m²
Type: holiday home
Floors: 2
Room: 2
Bathroom and WC: together
Beach distance: 1,5 km
Heating: Solar panel
Roof: built-in
View: panoramic
Garden: yes
Parking: parking lot
Cellar: yes
Solar panel: yes
Built: 2008

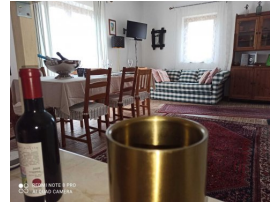
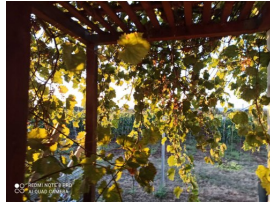
Among the vineyards in Balatonudvari – amidst beautifully cultivated slopes and forested areas, just a stone's throw from the Balaton Golf Club, a vacation home with panoramic views of Lake Balaton is for sale.

Originally built as a wine press house in 2008, the German owner transformed it into a well-equipped, comfortable, and spacious vacation home in 2023, while retaining the necessary spaces for viticulture in their original function. The goal was to create a livable, homely house for their holidays at Lake Balaton. The ground floor of the 77 m² house includes a kitchen with a dining area, a living room, a bathroom, a study, as well as storage and a cellar entrance. An open staircase leads from the ground floor to the upper level, which features a spacious bedroom, bathroom, kitchenette, and dining area. The house can be expanded by an additional 14 m², bringing the total floor area to 91 m².

The vacation home is currently heated via Wi-Fi-controlled electric heating, powered by a 10 kWh solar panel installed on the roof. Thanks to the 36 cm thick walls, the house stays cool even in summer, so air conditioning is not needed. The house is supplied with water from a 60 m deep well, providing perfectly clean drinking water (250 l/4 minutes).

Currently, the 77 m² house (approx. 100 m² including the attic) comes with 4,490 m² of well-maintained vineyards. In the surroundings, you'll find beautifully renovated wine cellars and friendly neighbors.

If you are interested in this charming vacation home or have further questions, feel free to contact me.



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