



Unique commercial property for sale in Balatonfüred Code: #I223

Price: 295 M HUF



Town: Balatonfüred

Floor area: 230 m²

Plot area: 640 m²

Type: commercial property

Floors: 2

Heating: gas

Cooler: yes

Parking: on the plot

A unique opportunity in a prime central location in Balatonfüred: an independent property suitable for a wide range of commercial uses, including the operation of a restaurant or hospitality business, with its own private parking.

The property occupies a **640 m² plot** and offers **230 m² of usable floor space**. The two-storey brick-built building underwent a **comprehensive technical renovation in 2023**.

One of the property's key advantages is its **existing hospitality/restaurant licence**, significantly expanding its potential uses. The current layout provides an excellent basis for future conversion, extension, modernization and the implementation of a new business concept.

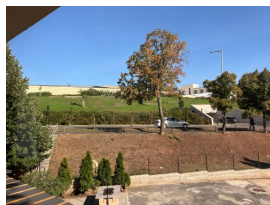
Key features:

- Prime, highly central location in Balatonfüred
- 640 m² plot
- 130 m² footprint, 230 m² usable floor area
- Currently arranged as a two-storey brick-built building
- Technically renovated in 2023
- Existing hospitality/restaurant licence
- Private parking
- Building suitable for conversion and further development
- Suitable for both commercial and hospitality purposes

A rare opportunity in the centre of Balatonfüred to acquire a property with the potential to accommodate a variety of business concepts based on its existing features and permissions.

Thanks to its excellent location, private parking, existing hospitality licence and flexible potential for conversion and further development, the property may be particularly attractive both for **owner-operated businesses and as an investment opportunity**.

For further information, floor plans or to arrange a private viewing, please do not hesitate to contact me.



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