

Érd

199 990 000 HUF

**PREMIUM FAMILY HOUSE FOR SALE IN THE GARDEN PART OF ÉRD-GYÖRGYLIGET - WITH MODERN MACHINERY, VALUABLE DESIGN**

In a quiet, green belt street of Érd, we offer for sale an excellent condition, three-story, net ~200 m<sup>2</sup> family house, which is located on a carefully designed, 1,154 m<sup>2</sup> plot. The landscaped garden, the swimming pool and the separate double garage make it an ideal choice for those looking for everyday comfort.

The property was built by its current owners on their own part, accordingly the technical content and the quality of the construction are outstanding. The house is constantly maintained and awaits its new owner in a preserved condition.

Main parameters

Plot: 1,154 m<sup>2</sup>

Gross floor area: 330 m<sup>2</sup>

Living space: ~200 m<sup>2</sup>

Basement level / semi-basement: 125 m<sup>2</sup>

Detached, two-car garage

The garden is landscaped, equipped with an automatic irrigation system, and complete with a pool. The carefully selected plant population, developed over the years, is almost priceless, providing a true, intimate garden city atmosphere.

Modern technical background

18 kW ...

ID number	395037
Type	For sale - Family House
Space	335 m <sup>2</sup>
Balcony/terrace	31 m <sup>2</sup>
Rooms	5 + 1 Rooms
Building lot	1154 m <sup>2</sup>
View	Garden view
Condition	Reconditioned
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	No
Access to the garden	Yes
Year of construction	1992
Orientation	Southwest
Inner height	2.8 m



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FOR SALE

