



## 33797 Family house



**Price: 385 000 €**

House area	130 m <sup>2</sup>		
Lot size	1579 m <sup>2</sup>		
Rooms	2	Kitchens	1
Bathrooms	3	Storage	2
Living rooms	1	Floors	2
Reconstructed	2021		

### Features

- Floor heating
- Panoramic view
- Shopping area nearby
- Thermal bath nearby
- Traditional property

We offer for sale a lovingly renovated brick and clay house with a new thatched roof, providing stunning views of Lake Balaton and the surrounding nature reserve. The building's CO<sub>2</sub>-neutral design, with 1-meter thick walls and the use of only natural materials, ensures a unique indoor climate. The house is located at the end of a quiet cul-de-sac. The plot is approximately 1,579 m<sup>2</sup>, where an additional residential building can be constructed, surrounded by fruit trees and lavender. The property features two independent living units, with a total living space of approximately 130 m<sup>2</sup>, including a conservatory, and about 30 m<sup>2</sup> of terrace (ground floor 80 m<sup>2</sup> with 3 rooms and conservatory, upper floor 50 m<sup>2</sup> with 2 rooms). It has three bathrooms (one with a bathtub, two with showers), a built-in pallet kitchen, and a 6 kW fireplace/stove. The property underwent a complete renovation in 2021. High-end amenities include underfloor heating, two infrared heating panels, solid oak flooring, extended electrical supply, a new septic tank/Wilo, air heat pump, two climate control units for the attic, satellite TV connection, and a garage.