

249 000 000 HUF

Spacious, excellent condition family house in the suburban area of Érd-Györgyliget, with a mature garden and modern engineering

A 3-storey, net approx. 200 m<sup>2</sup> family house is for sale in a quiet, yet centrally located suburban street, which the owners built as professionals on their own part in 1992 and then continuously modernized.

Plot size: 1,154 m<sup>2</sup>  
Gross floor area: 330 m<sup>2</sup>  
Living space: ~200 m<sup>2</sup> + 125 m<sup>2</sup> basement/semi-basement  
Detached, two-car garage

Landscaped, well-kept garden, with automatic sprinkler system and pool. Rare, “mature” plant life, a real suburban atmosphere.

- Technical content:
- Porotherm 30 brick masonry
  - External thermal insulation: 5 cm + 3 cm plaster (approx. 20 years old)
  - Attic/loft: 10 + 5 cm, or 10 + 10 cm thermal insulation
  - Sofa and unique wooden windows, partially replaced in 2022 (3-layer glass)
  - Cladding replaced 5 years ago, rooftop bathroom renovated
  - Heating: Panasonic 18 kW heat pump system (2023)
  - Solar panel: 8 kW (2024)
  - 120 liter domestic hot water tank (gas)
  - Underfloor heating on the ...

|                      |                         |
|----------------------|-------------------------|
| ID number            | 373821                  |
| 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

