

## FEATURES & SERVICES

RENTAL FEE: **€3,500** / MONTH

REF NO.: 907467

□□TYPE: CLASSICAL

□□LOCATION: DISTRICT 2,

□□NYÉKI ÚT

□□BEDROOMS: 6

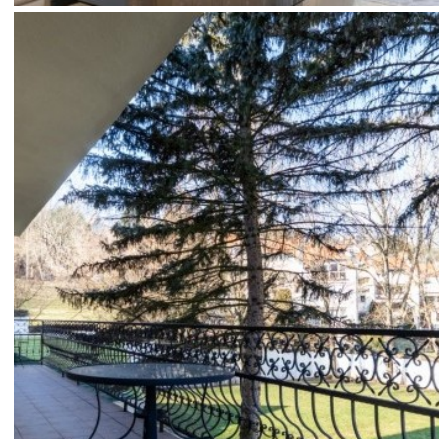
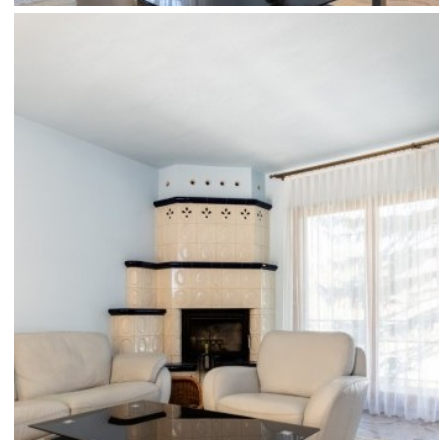
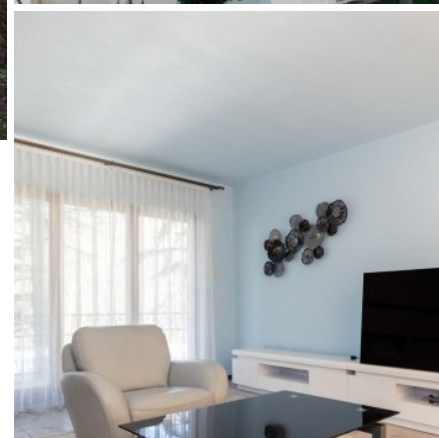
□□SIZE: 301 SQM

□□FLOOR:

VIEW: BUDA HILLS

AIR CONDITIONED: YES

We offer for rent a newly renovated, spacious detached house with a beautiful garden, private tennis court and a separate indoor pool right next to a nature reserve. It is located in the 2nd district of Budapest, on the border of H&#369;v&ouml;lsv&ouml;lgy and Lip&acute;tmez&#337; in a quiet side-street. The house was built in 1974, and most recently renovated in 2022. The heating, electrical and water systems were replaced; several new windows and doors were installed; the garden was re-lawned, and an automatic watering system installed. The tennis court and the swimming pool were renovated. The house is economically heated by a newly installed Bosch condensing boiler and a fireplace supported by a heat-storage stove in the attic and split air-conditioning unit. In the winter, the custom-built wood-burning fireplace can keep the house warm on its own, and the wood store is filled and ready for the first use. The house is protected by a two-loop alarm system. Transportation is good: trams 56 and 61 stop 180 m away, and Sz&acute;ll K&acute;l&acute;n Square is only 15 minutes away. By car it takes 8 minutes to Budagy&ouml;ngye, 13 minutes to Sz&acute;ll K&acute;l&acute;n Square and 14 minutes to Fl&acute;ri&acute;n Square. For children, the American School is 9 minutes by car, the French School 7 minutes, the British International School 11 minutes. Long-term lease for a minimum of 18 months, 2 months deposit and first month's rent.



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