



## FEATURES & SERVICES

PRICE: **€297,500**

REF NO.: 592343

□□TYPE: NEW BUILT

□□LOCATION: VITNYÉD,

□□SPORT UTCA

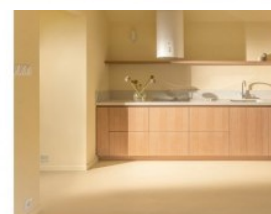
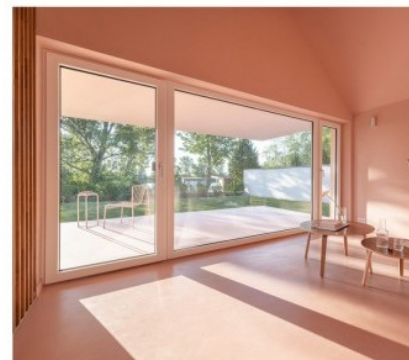
□□BEDROOMS: 3

□□SIZE: 140 SQM

□□FLOOR:

LISTING: VITNYEDStatement and DetailsRare opportunity to buy on Vitnyed most sought after street, Sport Utca with view and access to the lake.Completed in summer 2024, a beautifully designed and crafted twin house (140sqm each) is now ready for sale. The house features covered parking, open kitchen dining, 2 bedrooms with internal gardens, a library, an upstairs activity room / 3rd bedroom, living room and covered terrace with view and access to the lake.The house is energy efficient. It is completed and furnished with high quality wooden built in joineries (namely cabinetries and beds), sanitarities, and appliances. Loose furniture is not included.It is possible to buy two of the units together, with the option to keep them as individual unit or join to make a bigger

dwelling.LayoutGround Floor = Total 151.86 m2 Net 84.5 m2Covered parking: 29.84 m2Foyer garden: 8.96 m2Entrance foyer: 3.35 m2Entrance powder room (toilet): 1.24 m2Pantry storage: 3.10 m2Kitchen-dining: 17.60 m2Corridor 1: 3.65 m2Bedroom 1: 10.64 m2Bathroom: 5.47 m2Library/ Study : 7.40 m2Open internal courtyard: 7.50 m2Corridor 2: 3.65 m2Bedroom 2: 10.64 m2Living room: 17.76 m2Covered terrace: 21.06 m2First Floor: Total 21.06 m2Bedroom 3/ activity room: 21.06 m2Total built area: 172.76 m2Without the terrace and courtyards: 105.56 m2Terrace and courtyard: 67.36 m2 (33.68)With the courtyards (area calculated half): 139.24 m2 (140m2)Attic Storage (above parking): 40m2Plot size: 825sqm with lake viewEnergy statementThe house is well insulated and energy efficient with external walls and middle party-wall being 45cm thick. All windows and glass walls are built with...



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