

## Székesfehérvár Belváros közelében

74 900 000 HUF

H-004162. In Székesfehérvár, near the city center, in a popular residential area, a 2-room brick family house with a garage and an outbuilding on a 239 m<sup>2</sup> plot, approximately 77-79 m<sup>2</sup> in size, with renovation visualization plans and documentation is for sale.

The property is easily accessible, with the city center, bus stop, shopping center, school, kindergarten, and medical clinic nearby.

The house was built around 1980 with a stone foundation and small bricks, with slate roofing (currently shingle roofing over slate). The ceiling is walkable. The house has 5-8cm of external insulation. The current owner began renovations in 2024, with floor injection insulation completed (10-year warranty). Modern, triple-glazed plastic windows with aluminum shutters and insect screens are being installed. Heating and hot water are provided by a combi gas boiler. Visualization plans and water and electrical plans have been prepared. Electrical supply is 32A.

The house has a usable floor area of approximately 77-79 m<sup>2</sup>, with the following layout:

Entrance hall, kitchen-dining area, 2 large rooms, bathroom with toilet, pantry + access ...

ID number	382379
Type	For sale - Family House
Space	79 m <sup>2</sup>
Rooms	2 Rooms
Building lot	239 m <sup>2</sup>
View	Street
Condition	In fair condition
Structure	Brick
Heating	Gas (circulating)
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	1980
Inner height	2.7 m



**Gergicsné B. Enikő**

+36-30-941-0291

e.gergicsne@gdn-ingatlan.hu

FOR SALE

