

## Páty Páty

99 900 000 HUF

A Home with Endless Possibilities in One of Páty's Quietest Streets!

For sale: a 110 m<sup>2</sup> family house with 2+1 rooms (currently), a true gem for those who would love to create their dream home according to their own vision. The property is in need of renovation, yet it holds extraordinary potential: the new owner can design and shape it into a warm, welcoming place where family life and everyday moments become truly special.

The property comes with a spacious 978 m<sup>2</sup> garden, a true haven for nature lovers. Imagine waking up to the sound of birdsong in the spring, enjoying your morning coffee under the trees, or spending joyful summer days with children and friends outdoors. The large garden offers endless possibilities - from creating a shady relaxation area or a vegetable garden, to even adding a swimming pool for the ultimate leisure experience.

The 10 m<sup>2</sup> terrace and 4 m<sup>2</sup> balcony also bring you closer to nature all year round - from here you can enjoy views of the Buda Hills, while the peaceful surroundings provide a sense of calm and serenity.

Heating is currently provided by an individual boiler. The neighborhood is ...

ID number	387046
Type	For sale - Family House
Space	110 m <sup>2</sup>
Balcony/terrace	14 m <sup>2</sup>
Rooms	2 + 1 Rooms
Building lot	978 m <sup>2</sup>
View	Courtyard
Condition	To be renovated
Structure	Mixed structure walls
Heating	Individual boilers
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	1973
Orientation	East



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FOR SALE

