

## CONTACT



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## BASIC DATA

object number: **3056/1143**  
object type: **House**  
state: **Nyugat-Dunántúl**  
address: **9400 Sopron**  
price: **€ 495,000.-**  
Living area: **approx. 200.00 m<sup>2</sup>**

## DESCRIPTION

### HOUSE WITH RENTED DENTAL PRACTICE FOR SALE

House with rented dental practice for sale

In one of the oldest cities in Hungary, in 9400 Sopron, a house with a size of approx. 240m<sup>2</sup>, with a rented dental practice, as well as two apartments with a total of approx. 100m<sup>2</sup> and a double garage is for sale.

The dental practice in operation is located in a separate part of the building and has an approx. 120 m<sup>2</sup> reception / waiting room area, as well as an approx. 120 m<sup>2</sup> treatment room and relaxation area.

The monthly rent for this dental practice is 1 million HUF (approx. 2,750 euros, according to the currency converter).

A double garage and additional parking spaces are available in the property's courtyard.

The house with the dental practice has excellent transport connections in the university town of Sopron with around 80,000 residents.

The proximity to Austria (Sopron is about 70 kilometers south of Vienna by road) and due to the border location of Sopron, many customers of the dental practice are from Austria.

Sales price currently; 495,000 euros + 4% commission + state taxes + legal fees

Have we piqued your interest?

Then feel free to contact us at any time.  
We would be happy to arrange a viewing appointment for you.

Further information:

The data provided come from the owner and / or third parties and were collected with care. However, no liability can be assumed for the correctness and completeness. Numbers can be rounded or estimated if necessary. The offer is non-binding. Errors and changes are reserved.

price: € 495,000.-

Buyer's comm.: 4%

Living area: approx. 200.00 m<sup>2</sup>

Plot area: approx. 240.00 m<sup>2</sup>

Effective area: 100.00 m<sup>2</sup>

built up area: 120.00 m<sup>2</sup>

furniture: part. furnished

garage: 2

**Location:** City centre; **Features:** rooms modifiable, old building

## IMMOTRADING GMBH

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### Imprint

## CONTACT US:

Name \*

Street, House Nr.

ZIP, city

Phone \*

E-Mail \*

[Empty form area]

✓ Send your Enquiry



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