

## CONTACT

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## BASIC DATA

object number: **3056/1247**  
 object type: **House**  
 state: **Nyugat-Dunántúl**  
 address: **9700 Szombathely**  
 price: **€ 2,329,174.-**  
 Living area: **380.00 m²**  
 room: **7**

## DESCRIPTION

### A CASTLE NEAR THE AUSTRIAN BORDER

We are particularly pleased to be able to offer you a fantastic castle-like villa for sale.

Reachable in just 2 hours from Vienna, approx. 140 km or by public transport via train and bus.

The property is situated in an elegant and well-kept area. In Szombathely there is also a hospital, various medical specialists, excellent shopping facilities and private and public schools.

Szombathely is 10th largest, oldest and one of the most important cities in Hungary.

Lots of leisure activities, thermal baths, cycling as well as a shopping tour or a trip to the dentist. Tourism has played an important role here for a long time.

The property:

On a plot of almost 5,400 m² you can expect a massively built villa, extending over 2 floors with 6 large rooms and 7 bathrooms, in 2000 with approx. 400 m² of living space. Centrally located in the midst of a pleasant neighborhood, with all the amenities that modern urban living offers.

The pompous balustrades in the entrance area and on the balconies, the columns and the interesting roof design give this building its uniqueness at first glance.

The centerpiece is the ground floor, which the pompous staircase divides into the living and dining area (with a fully equipped original Ferrari kitchen and a separate dining area).

Bright and friendly due to large windows and balcony or terrace doors, the light dome - designed in Tiffany technology.

The upper floor impresses with its imposing foyer and the staircase area.

The outdoor area is characterized by a huge, classic park with beautiful old trees and shrubs and an outdoor pool with a counter-current system.

Extras/features of the villa:

High-quality parquet, real wood wall panelling, stucco, tile mosaic, columns, high-gloss floor tiles, open fireplace, real wood doors, chandeliers, tasteful Italian tiles, ...

Uses:

Due to its exclusivity, the villa can not only be used for purely private purposes, it is also very well suited to use as an office and for customer reception.

price: **€ 2,329,174.-**

Buyer's comm.: **4% plus 27% VAT**

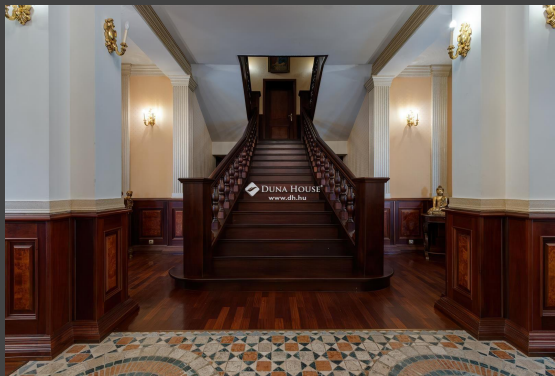
Living area: **380.00 m²**

Plot area: **5,600.00 m²**

room:	7
heating:	gas heat by floor
year of construction:	2000
condition:	very good
orientation:	S/W

**Garden:** Private; **Swimming pool:** private swimming pool; **Location:** City centre, sunny location



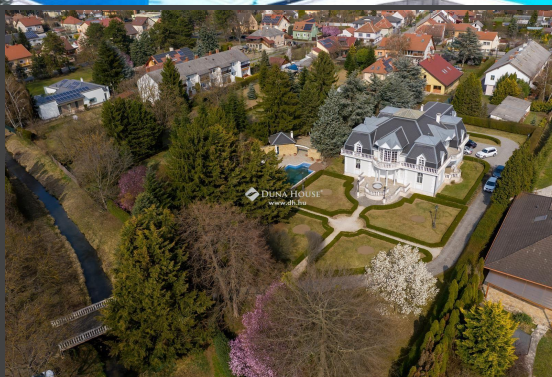
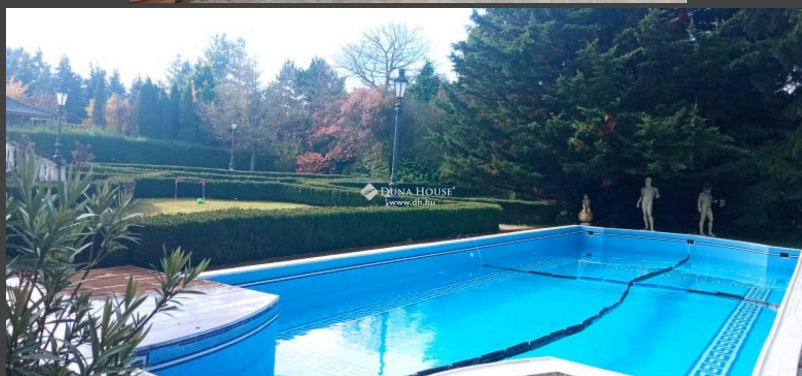












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