

## CONTACT

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## BASIC DATA

object number: **3056/1290**  
object type: **House**  
state: **Közép-Magyarország**  
address: **2083 Solymár**  
price: **€ 485,000.-**  
Living area: **approx. 278.00 m²**  
room: **7**

## DESCRIPTION

### HOUSE FOR FAMILY AND BUSINESS IN SOLYMÁR

We are particularly pleased to present you this perfect family home, which has always been lovingly cared for by its previous owners.

#### Location

The property itself is located only 15 km from the center of Budapest, in the city's "garden", on a quiet street, between the Pilisi and Buda hills, with a beautiful view of the Pilisi Baths.

Due to the good public transport connections, the new home is not only easy and quick to reach by car. Bus and rapid transit connections are available every 20 minutes.

Solymár is a manageable municipality in the district of Pilisvörösvár in Pest County, about 15 kilometers north-west of Budapest. Solymár is located in the 2nd district of Budapest, a popular neighborhood in hilly Buda where the capital's elite live with all its amenities. Mountains, forests, fresh air and excursion possibilities. The infrastructure is excellent, many shops, pharmacy, doctor's office, well-known school (Waldorf school, French school) can be reached in less than 10 minutes.

The city centers of Buda and Pest can be reached within half an hour. At a similar distance lies Margaret Island, Budapest's green island with a unique atmosphere, where a beach, swimming pools, sports fields and a running track have been built around the island.

#### Object description

Due to the special location of the three-storey property, it is bathed in light throughout the day, providing warmth and a special feel-good experience.

The 70 m² ground floor part has a separate entrance suitable for a shop, office, studio or any other business. In front of this, 4 guest parking spaces are available for visitors. There is a living room, dining room, kitchen, bedroom, bathroom + toilet, infrared sauna, cloakroom, hallway in the unit. It is equipped with plastic shutters, insulating glass, electric shutters, air conditioning and underfloor heating.

The more than 200 square meter ground floor and first floor are connected by an internal staircase and act as a separate part of the house. There are 3 rooms, a bathroom + toilet, a cloakroom and a laundry room on the ground floor.

On the upper floor in the attic there is an island of tranquility with a bedroom, cloakroom, bathroom + toilet, living room and American kitchen, with a beautiful, tiled stove and pleasantly large skylights. On the first floor there is an 18 m² covered terrace from where you can enjoy the fantastic panorama.

The house is furnished to a high standard: comfortable bathrooms with windows, stucco elements, attractive floors and plenty of daylight.

#### The plot

Taking advantage of its characteristics, the plot has been terraced into 3 levels. A Japanese garden was laid out from the gate to the middle level, adorned with special shrubs, flowers and stones brought from afar.

There are two covered parking spaces behind the house, next to them is a storage area of 10 square meters. In the central part of the property there is a fully equipped summer kitchen/conservatory with artesian well and hot and cold water.

The lower part of the property is adorned with a magical greenhouse and is full of fruit trees. There is a water connection on each level, which makes it easy to water the garden.

Considering the lower level, the property can serve not only as a family residence but also for business.

price: € 485,000.-

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

Living area: approx. 278.00 m<sup>2</sup>  
Plot area: approx. 1,546.00 m<sup>2</sup>

room: 7  
parking space: 6  
heating: heating / air condition  
year of construction: approx. 1985  
condition: very good  
floor levels: 3  
noise: absolute quiet location

**Air conditioning:** central; **Garden:** Private; **Location:** City centre, Green location, sunny location; **Features:** sauna, fireplace, winter garden; **Public transport:** Railway, Rapid transit, Bus



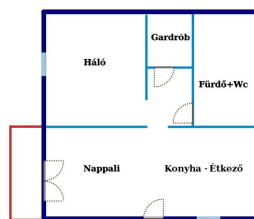








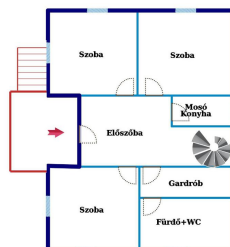
#### FÖLDSZINT



Az alaprajz tájékoztató jellegű.



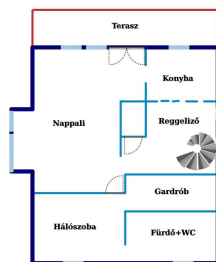
#### EMELET



Az alaprajz tájékoztató jellegű.



#### TETŐTÉR



Az alaprajz tájékoztató jellegű.



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Imprint

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