

## CONTACT

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## BASIC DATA

object number: **3056/1319**  
 object type: **House**  
 state: **Közép-Magyarország**  
 address: **2072 Zsámbék**  
 price: **€ 227,000.-**  
 Living area: **172.00 m²**  
 room: **4**

## DESCRIPTION

### QUIET FAMILY COTTAGE IN THE HEART OF ZSÁMBÉK

The real estate is located in Zsámbék, in a quiet, green area, close to the surrounding mountains and the settlement center, on a plot of 1027 square meters in the immediate vicinity of the historical cellars in Zsámbék.

The 3 storey house was built in the early 1980's but recently partially renovated. In addition to the interior renovation, the house also received a new roof truss and a new roof covering.

Design of the house (3 levels in total 245 sqm):

- in the basement of the house (96 sq.m.) a garage, technical room, workshop and other parts suitable for storage were created + bath and shower with Finnish sauna for 4 people, toilet, (12 sq.m.) laundry room (7 sq.m.)
- on the upper floor (84 sqm) there is a room (8 sqm) and the living room with a large tiled stove with terrace connection (46 sqm), an eat-in kitchen (10 sqm), a toilet.
- a partially covered 14 sqm terrace is connected to the living room
- in the garden behind the house a separate garage was created (38 sqm)
- the attic (65 sqm) has a large hallway (15 sqm), 2 bedrooms (23 sqm and 18 sqm), a common tiled stove, a small study (5 sqm), a bathroom with a bathtub (5 sqm), and a separate toilet.

The house is ideal for anyone who likes spacious rooms, likes to live close to nature and wants to live in a homely house with enough space, where the days can be spent in quiet surroundings.

Zsámbék is a settlement freed from extremes, close to nature and harmoniously developing, which is an ideal choice not only for those seeking peace, but also for families with small children, since there is a crèche (approx. 50 m from the property) and kindergarten as well local bilingual school.

It is characterized by beautiful surroundings, crystal clear air, vibrant cultural life, excellent public safety, friendly residents and good infrastructure. The forest that extends to the houses is also ideal for relaxing walks, hikes and bike rides. There are many catering units (restaurants, pizzeria, lángosos on the Fő tér)

price:	€ 227,000.-
operating costs:	€ 290.-
heating costs:	€ 150.-
water costs:	€ 40.-
insurance costs:	€ 18.-
Buyer's comm.:	4%

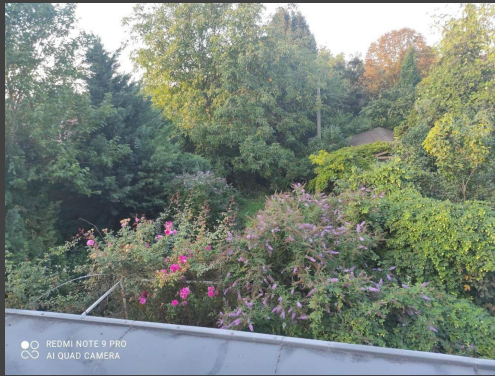
Living area:	172.00 m <sup>2</sup>
Plot area:	1,027.00 m <sup>2</sup>
Cellar area:	86 m <sup>2</sup>
built up area:	110.00 m <sup>2</sup>

move-in as of:	5/8/23
room:	4.5
Bathroom:	2
toilet:	3
Cellar:	Full cellar
parking space:	4
furniture:	part. furnished
heating:	central heat. - gas
year of construction:	1980
condition:	good
floor levels:	3
orientation:	Süd-We
noise:	absolute quiet location
streetfront 1:	22 m
garage:	1
heating demand class:	A

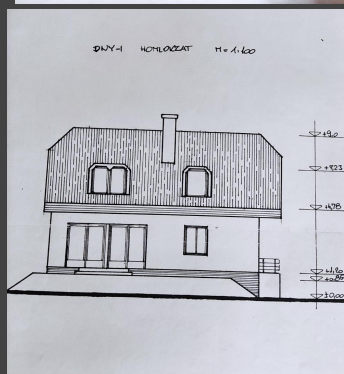
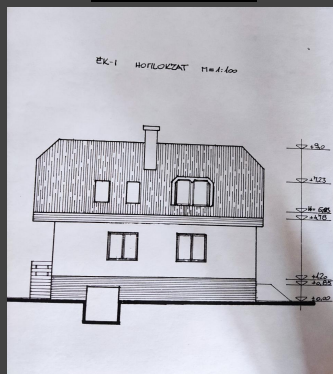
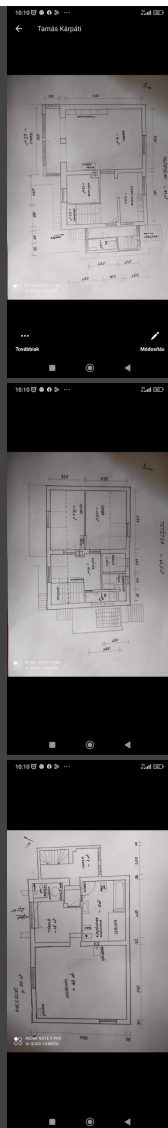
**Garden:** Private; **Bedroom:** 3; **Location:** City centre, Residential area, Green location, sunny location; **Features:** bath room, kitchen, sauna, winter garden, Fully accessible, sun protection, with a cellar, rooms modifiable; **Design:** brick solid; **Public transport:** Bus











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