

## CONTACT

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## BASIC DATA

object number: **3056/1348**  
 object type: **House**  
 state: **Nyugat-Dunántúl**  
 address: **9062 Kisbajcs**  
 price: **€ 350,000.-**  
 Living area: **170.00 m²**  
 room: **5**

## DESCRIPTION

### DETACHED HOUSE NEAR GYŐR FOR SALE

The family house for sale is located in 9062 Kisbajcs in the north-eastern part of the county Győr - Moson - Sopron, about 2 kilometers north-east of the district town of Győr.

The two-storey house has a living space of approx. 170 m² and has seven rooms.

On the ground floor are the anteroom, the living room with fireplace and the kitchen open to the living room with a pantry. Also on the ground floor is a toilet with shower and laundry room, as well as a garage used as a storeroom (this garage could be converted into a room).

The developed upper/attic has 3 bedrooms, 2 cloakrooms, a terrace and a balcony.

Parts of the house are renovated inside and out.

The family house is connected to the public supply system (gas, water, electricity, sewage) of Kisbajcs and is equipped with a gas heating system with wall radiators.

The west-facing property has a size of approx. 3,760 m² and is overgrown with deciduous and coniferous trees. On the plot near the house there is a garage for 3 cars and a brick tool shed.

#### Location

The property is located near the Hungarian/Slovak border between the three capitals (Vienna, Budapest and Bratislava) at a distance of approximately 120km each.

Within a radius of 5-7 km there are kindergartens, schools, shopping centers, supermarkets, cafes and doctors. The bus stop is 5 minutes away from the house. Buses run hourly in the village and to Győr.

The detached house is being sold partially furnished.

The selling price is currently Euro 350,000 + 4% commission + lawyer/translation costs + government taxes.

price: € 350,000.-

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

Living area: 170.00 m²  
Plot area: 3,760.00 m²

room: 5  
furniture: part. furnished  
heating: gas heat by floor  
condition: good  
floor levels: 2  
orientation: Westen  
garage: 2

**Garden:** Private; **Bedroom:** 3; **Location:** Green location, Panoramic location, Countryside, sunny location, edge of the village **Features:** fireplace; **Public transport:** Bus















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Imprint

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