

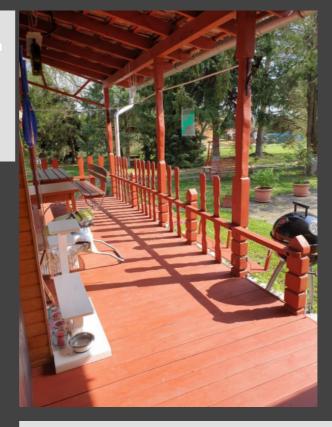


### CONTACT

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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 m<sup>2</sup> 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: Plot area:	170.00 m <sup>2</sup> 3,760.00 m <sup>2</sup>	
room: furniture: heating: condition: floor levels: orientation: garage:	5 part. furnished gas heat by floor good 2 Westen 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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