

**Érd****249 000 000 HUF**

ID number	373821
Type	For sale - Family House
Space	335 m <sup>2</sup>
Balcony/terrace	31 m <sup>2</sup>
Rooms	5 + 1 Rooms
Building lot	1154 m <sup>2</sup>
View	Garden view
Condition	Reconditioned
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	No
Access to the garden	Yes
Year of construction	1992
Orientation	Southwest
Inner height	2.8 m

Spacious, excellent condition family house in the suburban area of Érd-Györgyliget, with a mature garden and modern engineering

A 3-storey, net approx. 200 m<sup>2</sup> family house is for sale in a quiet, yet centrally located suburban street, which the owners built as professionals on their own part in 1992 and then continuously modernized.

Plot size: 1,154 m<sup>2</sup>

Gross floor area: 330 m<sup>2</sup>

Living space: ~200 m<sup>2</sup> + 125 m<sup>2</sup> basement/semi-basement

Detached, two-car garage

Landscaped, well-kept garden, with automatic sprinkler system and pool. Rare, "mature" plant life, a real suburban atmosphere.

Technical content:

- Porotherm 30 brick masonry
- External thermal insulation: 5 cm + 3 cm plaster (approx. 20 years old)
- Attic/loft: 10 + 5 cm, or 10 + 10 cm thermal insulation
- Sofa and unique wooden windows, partially replaced in 2022 (3-layer glass)
- Cladding replaced 5 years ago, rooftop bathroom renovated
- Heating: Panasonic 18 kW heat pump system (2023)
- Solar panel: 8 kW (2024)
- 120 liter domestic hot water tank (gas)
- Underfloor heating on the ...

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