

**Velence ÖRÖKPANORÁMÁS****136 000 000 HUF**

**For Sale: An Exceptional 3-Story, 153m<sup>2</sup> Duplex with Panoramic Views in Velence, Bence Hill**

Located in a quiet cul-de-sac with no through traffic, this 3-story duplex with eternal panoramic views is situated on a 503m<sup>2</sup> private, landscaped plot of land in Velence, on Bence Hill. The property offers a total useful floor area of 153m<sup>2</sup> and is available for sale.

Velence is a town in Fejér County, within the Gárdony district, situated on the eastern shore of Lake Velence in a picturesque environment. Pákozd, located at the northern shore of Lake Velence and the southeastern foothills of the Velence Mountains, is a settlement surrounded by natural beauty. The location is very convenient geographically, as it is only 49 km from Budapest, 10 km from Székesfehérvár, and 50 km from Lake Balaton (Siófok). All of this is easily accessible via the M7 highway.

The spacious duplex is located in an easily accessible area, close to the main road, where all essential amenities for a comfortable lifestyle are within reach.

The property is fully connected to utilities and was built in 1987 from B30 bricks, with a two-layer soil moisture insulation, concrete strip ...

**Ács Szilvia****+36 30 291 6212**

sz.acs@gdn-ingatlan.hu

ID number	380586
Type	For sale - Semidetached house
Space	153 m <sup>2</sup>
Balcony/terrace	10 m <sup>2</sup>
Rooms	4 Rooms
Building lot	503 m <sup>2</sup>
View	Panoramic
Condition	Reconditioned
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	1987
Inner height	2.7 m

**FOR SALE**