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Érd

Spacious, excellent condition family house in the suburban area of Érd-Györgyliget, with a mature garden and modern engineeringTA 3-storey, net approx. 200 m² 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.SPlot size: 1,154 m² Gross floor area: 330 m² Living space: ~200 m² + 125 m² basement/semi-basement Detached, two-car garageSLandscaped, well-kept garden, with automatic sprinkler system and pool. Rare, "mature" plant life, a real suburban atmosphere.ATechnical content: - Porotherm 30 brick masonry - External thermal insulation: 5 cm + 3 cm plaster (approx. 20 years yold) - Attic/loft: 10 + 5 cm, or 10 + 10 cm thermal insulation - Sofa and unique wooden windows, partially replaced in 2022 (3- layer glass)A	249 000 000 HUF	ID numbe
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 Cladding replaced 5 years ago, rooftop bathroom renovated 	 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) 	American Access to Year of co Orientatio Inner heig

- 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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FOR SALE





ID number	373821
Туре	For sale - Family House
Space	335 m²
Balcony/terrace	31 m ²
Rooms	5 + 1 Rooms
Building lot	1154 m ²
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