Érd

249 000 000 HUF	

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 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.

Plot size: 1,154 m²
Gross floor area: 330 m²
Living space: ~200 m² + 125 m² 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 ...

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

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FOR SALE