

## Budapest II. district Hűvösvölgyben

1 190 000 HUF

**\*\*GREEN PEACE, CITY COMFORT!\*\***

Renovated family house for rent in Budapest's 2nd district, on the border of Hűvösvölgy and Lipótmező, in a quiet side street, directly adjacent to the landscape protection area. The 301 m<sup>2</sup>, three-story residential building is located on a 2200 m<sup>2</sup>, landscaped plot, with its own tennis court, indoor, separate swimming pool, and beautiful garden.

- Main features:

House orientation: SE-NE, all windows and balconies overlook the green belt  
Number of rooms: 12

- Levels:

Ground floor and first floor: 94 m<sup>2</sup> each

Basement: 82 m<sup>2</sup>

Built-in attic space (with ceiling height over 190 cm): 47 m<sup>2</sup>

- Year of renovation: 2022

Complete replacement of heating, electrical and water systems

New windows and doors

Garden re-grassed, with automatic irrigation system

Tennis court and pool renovated

- Heating and comfort:

Main heating: Bosch condensing boiler

- Additional heating:

Custom-built, wood-burning fireplace (in the living room, heats two floors)

Attic heat storage ...

ID number	383533
Type	For rent - Family House
Space	301 m <sup>2</sup>
Balcony/terrace	40 m <sup>2</sup>
Rooms	12 Rooms
Building lot	2300 m <sup>2</sup>
View	Garden view
Condition	Reconditioned
Structure	Brick
Heating	Gas (circulating)
Parking	Own garage
American kitchen	No
Access to the garden	Yes
Year of construction	1976
Orientation	Southeast



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FOR RENT

