

**Velence****89 999 000 HUF**

Vh-004293. In a quiet yet frequented area of Velence, just 50 meters from the shores of Lake Velence, a three-story, panoramic detached family house is for sale, situated on a 549m<sup>2</sup> plot. The property is located in the center of Velence, just a few minutes' drive from Velence's promenade, with almost everything you need for comfortable living in close proximity.

The house was built in 1987 from brick, with a three-story design, including the attic level. With a small investment and modernization, the property can be transformed into a modern home.

In terms of layout: it has a usable floor area of 160 m<sup>2</sup>.

On the lower level, there is a storage area, originally intended as a garage, and a boiler room. On the second level, a kitchen-dining room, a bathroom equipped with a bathtub, and a spacious living room have been designed. With the addition of the attic level, the floor features 4 bedrooms, two of which have a balcony offering a view of Lake Velence, along with a bathroom and a separate toilet. The house is heated by a gas boiler with radiator heat distribution. The plot is 549 m<sup>2</sup>, fully fenced, and well-maintained.

Sale ...

**Koterlán Ádám**  
**+36-70-617-3911**

a.koterlan@gdn-ingatlan.hu

ID number	377117
Type	For sale - Family House
Space	160 m <sup>2</sup>
Balcony/terrace	9 m <sup>2</sup>
Rooms	5 Rooms
Building lot	548 m <sup>2</sup>
View	Panoramic
Condition	In good condition
Structure	Brick
Heating	Gas (circulating)
Parking	Self-parking
American kitchen	No
Access to the garden	No
Year of construction	1987
Inner height	2.7 m

**FOR SALE**