

60 000 000 HUF

In the XXII. district of Budapest, in a quiet part of Budafok, in Sörgyár street, a renovated 51m<sup>2</sup> 1+2 bedroom apartment for sale!

It has undergone technical and aesthetic renovation this year. The electricity, water, tiling and sanitary ware have been replaced.

Good distribution, habitable spaces:

- entrance hall
- living room with american kitchen
- guest room
- bedroom and study
- storage room

The apartment has its own lockable 17nm<sup>2</sup> workshop, currently used as a pottery workshop

The bathroom has a shower and hot water is supplied by an 80 litre electric boiler which runs on night-time electricity, making it very economical.

Heating is provided by electric panels, but a fireplace can be used on request. In summer, cooling is provided by a newly installed air conditioning system.

There are no common charges.

There is a trash fee of 3.500 Ft

The property can be taken into possession 30 days after agreement.



**Zsobrák Zita**

**+36-30-328-5889**

[z.zsobrak@gdn-ingatlan.hu](mailto:z.zsobrak@gdn-ingatlan.hu)

|                      |                         |
|----------------------|-------------------------|
| ID number            | 356882                  |
| Type                 | For sale - Flat (brick) |
| Space                | 51 m <sup>2</sup>       |
| Rooms                | 1 + 2 Rooms             |
| View                 | Courtyard               |
| Condition            | Reconditioned           |
| Structure            | Brick                   |
| Heating              | Electric                |
| Parking              | Self-parking            |
| American kitchen     | Yes                     |
| Access to the garden | Yes                     |
| Top floor            | No                      |
| Year of construction | 1905                    |
| Orientation          | East                    |
| Inner height         | 3.2 m                   |
| Duplex               | No                      |

FOR SALE

