

## Budapest XXII. district

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.

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



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FOR SALE

