

**Pákozd Pákozd****235 000 000 HUF****Independent Property! Low utilities! Quick possession time!**

Vh-004171. A 230m<sup>2</sup>, 4-bedroom family house with a living room, landscaped garden, summer seating area, and swimming pool is for sale on a 1070m<sup>2</sup> plot in Pákozd, on the northern shore of Lake Velence!

Pákozd is a picturesque settlement located at the southeastern foot of the Velence Hills, on the northern shore of Lake Velence. It has a very favorable geographical location within the country, just 49 km from Budapest, 10 km from Székesfehérvár, and 50 km from Lake Balaton (Siófok). All of this is easily accessible via the M7 motorway.

The spacious two-story house is located in an easily accessible area from the main road. The bus stop, commercial facilities, and public institutions (kindergarten, school, doctor, dentist, post office, pharmacy, playground, grocery store, butcher, agricultural store, etc.) are within 10-15 minutes walking distance. The property is connected to all utilities, and the building was constructed in 2004 using POROTHERM 38 bricks with 5cm insulation. The house has a concrete ceiling, and the roof is covered with TONDACH tiles. The heating is provided ...

ID number	371664
Type	For sale - Family House
Space	230 m <sup>2</sup>
Balcony/terrace	40 m <sup>2</sup>
Rooms	1 + 4 Rooms
Building lot	1070 m <sup>2</sup>
View	Garden view
Condition	Novel
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	Yes
Access to the garden	Yes
Year of construction	2004
Inner height	3 m

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