

**Budapest XVI. district Sashalmi erdő mellett**

114 900 000 HUF

**EXCLUSIVE LISTING!** Renovation Opportunity Next to the Sashalmi Forest

If you are looking for a home where tranquillity, proximity to nature and long-term value go hand in hand, this property deserves your attention.

For sale in Budapest, District XVI, directly next to the Sashalmi Forest, in a quiet, safe and green residential area, a multi-level family house built in the 1980s, offering numerous renovation and value-adding possibilities.

The property is in need of renovation, making it an ideal choice for those who wish to create a home tailored to their own vision, or who are considering a long-term investment opportunity.

**Key features**

Levels: garage level + 3 residential levels

Gross floor area: approx. 200 sqm

Net living area: approx. 150 sqm

Balconies total: approx. 15 sqm

Terraces total: approx. 10 sqm

**Location and infrastructure**

Excellent nurseries and schools nearby, several within walking distance

Kindergarten, school, medical services, playgrounds and shopping facilities just a few minutes ...



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|                      |                         |
|----------------------|-------------------------|
| ID number            | 392677                  |
| Type                 | For sale - Family House |
| Space                | 200 m <sup>2</sup>      |
| Balcony/terrace      | 25 m <sup>2</sup>       |
| Rooms                | 4 + 2 Rooms             |
| Building lot         | 378 m <sup>2</sup>      |
| View                 | Garden view             |
| Condition            | To be renovated         |
| Structure            | Brick                   |
| Heating              | Gas (circulating)       |
| Parking              | Own garage              |
| American kitchen     | No                      |
| Access to the garden | Yes                     |
| Year of construction | 1980                    |
| Orientation          | Southeast               |

FOR SALE

