

**Pátka Központban****33 500 000 HUF**

In Pátka, just 10 minutes by car from Székesfehérvár, a 120 m<sup>2</sup> usable area, two-story family house is for sale on a 4871 m<sup>2</sup> plot of land.

The property is fully serviced, built in 1980 with B30 bricks, concrete ceilings, and a tiled roof. The house's windows, flooring, plumbing, electrical wiring, roof structure, heating system, and layout are all in their original condition, meaning the property requires modernization. The heating system is no longer operational, so the entire heating circuit needs to be replaced. The electrical network is 3x16A.

Layout: 110m<sup>2</sup> usable area On the ground floor, there is a hallway, kitchen-dining room with a pantry, 2 rooms, a bathroom, and a separate WC. On the attic level, there are 2 rooms, each with its own balcony. 80% of the house is fully cellarized.

The plot is 4871 m<sup>2</sup>, featuring a building made of adobe, which is currently used as a residence but needs to be completely demolished, as well as several other structures suitable for storage. The back part of the plot is grassed and well-maintained.

Asking price: 33.5 million HUF Due to the property's inability to be heated, it is NOT ...

**Forster Tamás**  
**+36-30-887-7351**

t.forster@gdn-ingatlan.hu

ID number	380449
Type	For sale - Family House
Space	130 m <sup>2</sup>
Balcony/terrace	12 m <sup>2</sup>
Rooms	4 Rooms
Building lot	4871 m <sup>2</sup>
View	Garden view
Condition	In good condition
Structure	Brick
Heating	Other
Parking	Self-parking
American kitchen	No
Access to the garden	No
Year of construction	1980
Inner height	2.7 m

**FOR SALE**

