

Nemesvámos – Veszprém

# New build family house, on the north shore of Lake Balaton, in Nemesvámos

Objektnummer: HU22439250



KAUFPREIS: 220.000.000 HUF • WOHNFLÄCHE: ca. 220 m<sup>2</sup> • ZIMMER: 4 • GRUNDSTÜCK: 906 m<sup>2</sup>

Objektnummer: HU22439250 - 8248 Nemesvámos – Veszprém

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## Auf einen Blick

Objektnummer	HU22439250	Kaufpreis	220.000.000 HUF
Wohnfläche	ca. 220 m <sup>2</sup>	Haustyp	Einfamilienhaus
Bezugsfrei ab	nach Vereinbarung	Nutzfläche	ca. 0 m <sup>2</sup>
Zimmer	4		
Baujahr	2023		

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## Die Immobilie



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## Die Immobilie



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## Ein erster Eindruck

THIS PROPERTY GIVES YOU THE CHANCE TO FOLLOW THE CONSTRUCTION OF YOUR OWN HOME FROM THE GROUND UP. In NEMESVÁMOSON, one of the most dynamically developing settlements in the North Balaton region, we offer for sale a NEWLY BUILT family house to be completed by 2023. The house is an ideal choice for those who would like to take advantage of the proximity of Veszprém and Lake Balaton at the same time, who would like to choose a settlement with a history of more than 800 years, where, in accordance with the spirit of today's times, great emphasis is placed on sustainable development and the creation of a liveable environment for local communities. This is not the only reason to choose this property for a permanent residence or a comfortable holiday home. Built with quality materials (porotherm bricks, climate-controlled terracotta tiles), the house will require almost 0% ENERGY thanks to the solar panel and solar collector system. The possibility of adjusting the electric underfloor heating per room, the infra-panel, the fireplace will all provide warmth to the home in the winter months, while the summer can be enjoyed on the large, semi-covered, intimate terrace, even next to your own private pool. Upon special arrangement, it is also possible to build it. This option can be chosen at a later date and is prepared during the construction phase. Nemesvámos is home to many large and medium-sized companies. They provide significant support to local institutions, programmes and organisations. Artisanal cheese products, honey, lentils, wine, smoked products, seed creams can be sourced from people who, as local producers, we can get to know personally. You can get a taste of North Balaton's famous cultural and gastronomic festivals while you are still in the village. The investor has a number of references, which you can even see in the newly built areas. The house is also eligible for a green loan and a family home loan. DETAILS: 65 sqm living room with American kitchen 3 bedrooms 2-car garage 50 sqm terrace NEIGHBOURHOOD: Veszprém 8 min, Lake Balaton 12 min drive English-Hungarian family day care German nationality language teaching Primary School Waldorf primary school, secondary school and primary art school Numerous sports facilities in baseball, handball, volleyball, athletics Bicycle path from Veszprém to the Valley of Arts and beyond. Riding stables Recreation park Baláca Roman villa farm Several community events: lentil and sausage festival, lecsó festival Numerous cultural and gastronomic festivals of North Balaton

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

VON POLL REAL ESTATE Budapest

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