

## 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 ...

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



**Tóth István**  
**+36-70-609-9244**

[i.toth@gdn-ingatlan.hu](mailto:i.toth@gdn-ingatlan.hu)

FOR SALE

