

## Szekszárd Szőlőhegy

99 957 000 HUF

The nearly 1-hectare plot (9,786 m<sup>2</sup>) is designed for low maintenance and offers a wide range of potential uses. The 135 m<sup>2</sup> residential house with three rooms is tastefully furnished with authentic period-style furniture and is ready to move in immediately.

A charming 65 m<sup>2</sup> wine cellar provides the perfect opportunity for private wine production, while a double garage adds further convenience.

Built in 1896 and fully renovated, this traditional country house is far more than just a property - it represents a unique lifestyle. The estate combines authentic architectural elements with modern, energy-efficient technology, offering a high level of comfort in a truly special setting.

The solid 60 cm thick brick walls ensure excellent insulation, complemented by visible larch wood beams and a traditional Hungarian clay oven, giving the house its distinctive character. Modern technical features such as a heat pump, heating and cooling air-conditioning system, and a 5 kW solar panel system result in extremely low - almost zero - utility costs.

Szekszárd is one of Hungary's most renowned wine regions, famous for its outstanding red wines, rolling hills, ...

ID number	395379
Type	For sale - Family House
Space	135 m <sup>2</sup>
Rooms	3 Rooms
Building lot	9786 m <sup>2</sup>
View	Panoramic
Condition	In good condition
Structure	Brick
Heating	Heat pump
Parking	Own garage
American kitchen	No
Year of construction	2000



**Angeli Mónica**

+36-20-521-5046

m.angeli@gdn-ingatlan.hu

FOR SALE

