

## Vác Belvárosi

118 300 000 HUF

Rare Gem in Downtown Vác: 3-Room Apartment with Double Garage & 26 m<sup>2</sup> Roof Terrace!

We are offering a charming, two-story, brick-built apartment in the heart of Vác. This "double-comfort" home is located on a quiet, renovated side street, just steps away from the historic Baroque Main Square and a 10-minute stroll from the scenic Danube Promenade.

### Key Features:

Total Living Space: 78 m<sup>2</sup> + 26 m<sup>2</sup> Panoramic Terrace

Renovations (2019): Full technical upgrade including a modern combi-condensing gas boiler, new double-glazed windows, and reinforced entry door.

Energy Efficiency: The building received 15 cm exterior insulation in 2015.

Climate Control: AC units installed on both levels for summer comfort.

Bathrooms: Fully renovated in 2019 (new plumbing). Lower floor: bathtub; Upper floor: spacious walk-in shower with double vanity.

### Layout:

Lower Level: A bright, 26 m<sup>2</sup> living-dining area serves as the heart of the home. Includes a separate kitchen with a breakfast nook, a bedroom, a bathroom, and a separate guest toilet.

Upper Level: A ...



**Simon Barbara**

**+36-70-704-3181**

b.simon@gdn-ingatlan.hu

ID number	392778
Type	For sale - Flat (brick)
Space	91 m <sup>2</sup>
Balcony/terrace	26 m <sup>2</sup>
Rooms	3 Rooms
View	Panoramic
Condition	In good condition
Structure	Brick
Heating	Gas (circulating)
Parking	Own garage
American kitchen	No
Access to the garden	No
Top floor	Yes
Year of construction	1973
Orientation	Southwest
Inner height	2.7 m
Common cost	14800 HUF
Duplex	Yes

FOR SALE

