



Property ID11809



(AAA) Picturesque detached house with an eternal panorama of Lake Balaton



Price:	1.268.000 € (≈ 460.664.400 Ft)
Living space:	513 sq. m.
Plot size:	6.606 sq. m.
Type of house:	Chalet
Commission Rate:	1.27% incl. VAT, Subject to commission: yes



Property description:

This gem is located in picturesque surroundings near the Hévíz thermal lake. It is truly unique, from Rezi to Fonyód you can admire the panorama.

There are 2 residential buildings on the 9670 m2 property.

The property on the upper part of the property can still be equipped according to your own taste; on the lower part there is a ground floor smaller family house.

Also ideal for 2 families!

Total living area: 430 m2

The garden was laid out like a park. There is a large garden pond with fish. A well also belongs to the property.

Furnishings:

Fountain
Electronic heating
power connection
drinking water pipe
water tank
garage
air conditioner
Panorama of Lake Balaton
irrigation system

Location:

-near Hévíz (approx. 5km)
-near Lake Balaton (approx. 6km)
-picturesque surroundings
-located in a cul-de-sac

Miscellaneous:

You can find more than 300 other checked properties at www.immocenter-ungarn.com

NEW

Electrosmog / radiation exposure - classification of the property #

Look out for our unique A-B-C classification of properties at the beginning of the property title! Explanation on our home page!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the

house and verify the purchase price.

After the 'purchase as seen' notices of defects are almost impossible to enforce.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of a request in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your dream property; Risk assessment by our building experts / energy consultants (within a radius of Héviz | Keszthely 50 km)
- * Assistance in the handling of all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German sales contract translation
- * Re-registration of all utilities such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than €50,000 = 1.27% of the purchase price (incl. VAT)

Purchase price less than €50,000 = 2.54% of the purchase price (incl. VAT)

Remarks: The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions: We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous: Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is

not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com















