IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID77457-2

(A-A) large property with existing house near Lake Balaton

Price:	140.000 € (≈ 50.904.000 Ft)
Living space:	120 sq. m.
Plot size:	3.400 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price incl. VAT, Subject to commission: yes

Property description:	Are you looking for a large building plot (with an existing house) near Lake Balaton? Then we have something for you! This 3,400 m2 property is surrounded by greenery, is in a quiet location and is only 20 minutes by car from the world-famous spa town of Hévíz. On the property there is a house (120 m2) built in 1970 with 4 rooms, 2 bathrooms, 1 kitchen, 1 living room and a pantry. All this spread over 2 floors. Are you interested? Then contact us for more details!
Furnishings:	In the existing house: Electricity, Water, Chimney
Location:	Great location in scenic surroundings. Distance to Lake Balaton: a few minutes by car Distance Hévíz: 20 minutes
Miscellaneous:	Great location in scenic surroundings. Distance to Lake Balaton: a few minutes by car Distance Hévíz: 20 minutes Miscellaneous: You can find 300 other checked objects at: www.immocenter-ungarn.com 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. You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

* Please create an application in which you describe exactly which property you want on the page https://t1p.de/Haussuche-Ungarn
* Suggestions of suitable properties until you have found the right property
* Joint inspection of your dream property & risk assessment by our building surveyor & energy consultant (within a radius of Héviz | Keszthely 30 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)

Commission Rate:

As a buyer, you pay 2.54% incl. Hungarian VAT for this property against receipt of the invoice and signing of the purchase contract.
This price includes the

- Review of the land register for freedom from encumbrances and ownership rights
- Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany)
- a German language translation of the sales contract
- all re-registrations of utilities such as electricity, gas, water, garbage etc.

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

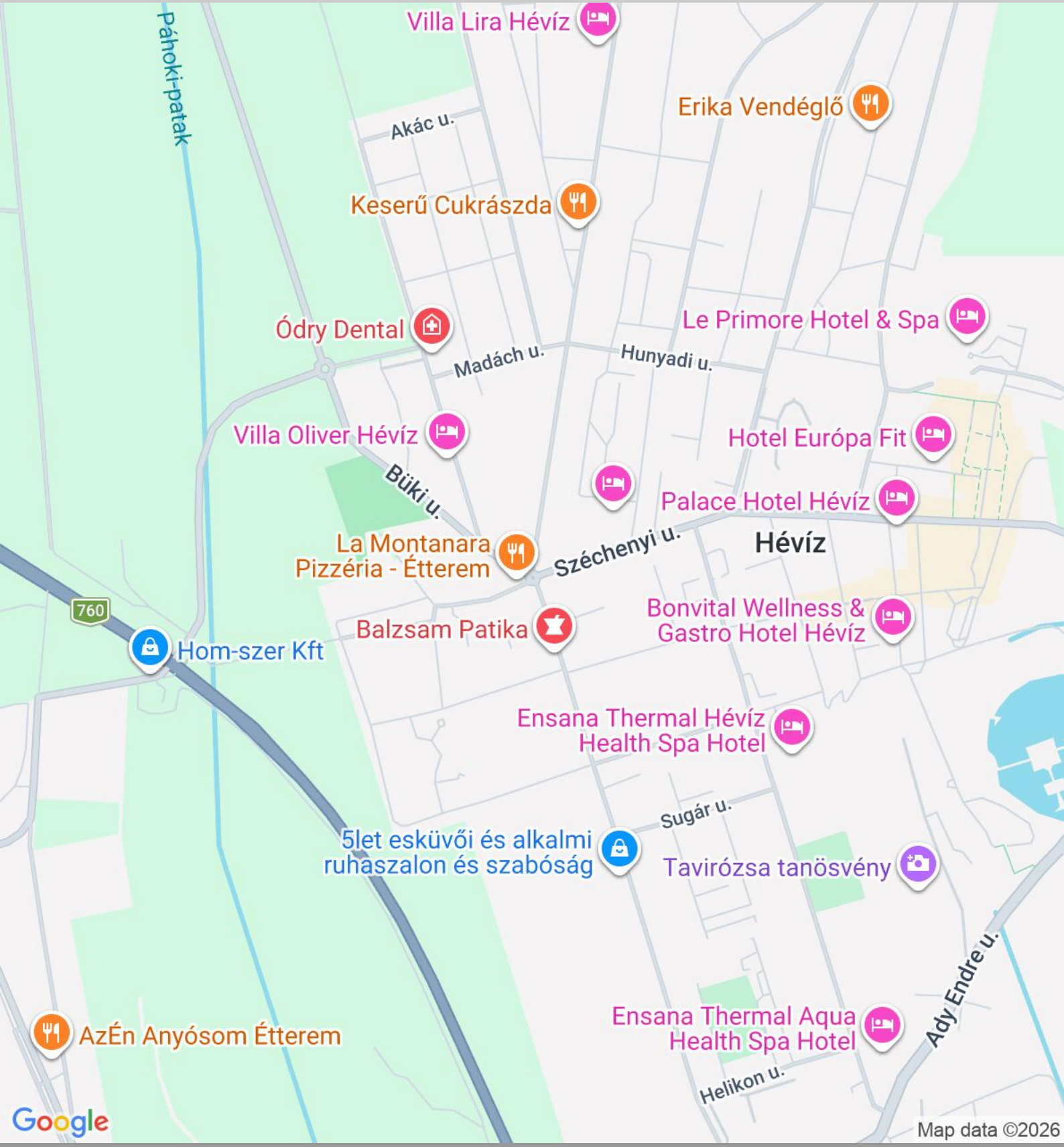
- Re-registration of all providers such as electricity, water, gas etc.

- 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


Villa Lira Hévíz
Páhoki-patak
Akác u.
Erika Vendéglő
Keserű Cukrászda
Ódry Dental
Madách u.
Hunyadi u.
Le Primore Hotel & Spa
Villa Oliver Hévíz
Hotel Európa Fit
Büki u.
Palace Hotel Hévíz
La Montanara
Pizzéria - Étterem
Széchenyi u.
Hévíz
760
Bonvital Wellness &
Gastro Hotel Hévíz
Balzsam Patika
Hom-szer Kft
Ensana Thermal Hévíz
Health Spa Hotel
Sugár u.
5let esküvői és alkalmi
ruhaszalon és szabóság
Tavirózsa tanösvény
Ady Endre u.
Ensana Thermal Aqua
Health Spa Hotel
AzÉn Anyósom Étterem
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