



Property IDFER1823-4



(AA) Very well established guest house in Zalaapati



Type of object:	Guest house
GLA:	4.000 sq. m.
Guest space:	458 sq. m.
Price:	370.000 €
Commission Rate:	Subject to commission: no



Property description:	Established, fully renovated guesthouse with pool and sauna is for sale in Zalaapáti. The property is 458 m ² , it has 2 floors. Year round operation. The pension is for sale due to health reasons.
Furnishings:	Ground floor 240 m²: - 145 m² private apartment with 3 rooms, 2 bath / WC, 68 m² living room, kitchen and pantry, - 2 apartments, kitchenette and shower / toilet, each for 2 people Top floor 218 m²: - 3 rooms with shower / toilet, each for 2 people - an apartment with room, kitchenette and shower / toilet also for 2 people - Private apartment with 3 rooms, living room, kitchen with dining area, bath / toilet, laundry room All municipal works are available. Land is 4000 m². Main characteristics: - Insulated windows and doors with shutters - Air conditioning in the apartments, apartments and guest rooms - Finnish and infra sauna - 10x4 m covered pool - closed parking lot for guests with camera system - Well-kept garden with deck chairs
Location:	Thermal and medicinal baths: Hévíz (thermal lake): 15 km Kehidakustány: 11 km Zalakaros: 20 km Lake Balaton, Keszthely: 16 km Sármellék Airport: 8 km

Heviz: 10 km
 Austria 100 km, Croatia 65 km, Slovenia 80 km

Miscellaneous:

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 as good as no longer actionable.

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:

- * Please create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- * Proposals 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 consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price > 50,000 € = 1.27% of the purchase price (including VAT)
 Purchase price

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







