



(AAAB) Luxurious property with a panoramic view of Lake Balaton and a large pool



Price: 1.600.000 € (≈ 584.208.000 Ft)

Living space: 360 sq. m.

Plot size: 4.250 sq. m.

Type of house: Villa

Commission Rate: 1.27% of the purchase price incl. VAT, Subject to commission: yes



Property description:

This dreamlike luxury property is located in the residential area of Gyenesdiás and offers you a unique opportunity to take your lifestyle to a new level. The house for sale impresses with its breathtaking location overlooking Lake Balaton and has a total of 7 rooms on a generous living space of 360 m². The property extends over an impressive 4250 m² and therefore offers enough space for your individual needs.

With 5 bedrooms and 3 bathrooms, this property offers enough space for you and your family. The bathroom is equipped with a shower, a bathtub and a window. Imagine how wonderful it is to relax in the luxurious bathtub while enjoying the view of Lake Balaton. In addition, the window provides pleasant daylight and creates a bright atmosphere in the bathroom.

Another plus point of this exclusive property is the guest toilet and the two kitchens - a fitted kitchen (EBK) and an open-plan kitchen. Here you can develop your culinary arts and at the same time enjoy the beautiful lake view. The luxurious furnishings of the house leave nothing to be desired.

The highlights of this property are the fireplace, pool and sauna. The fireplace not only provides a cozy atmosphere, but also cozy warmth on cool evenings. The pool offers you the opportunity to refresh yourself and play sports on hot summer days. The sauna allows you to relax and feel good right in your own home.

The central heating and the gas type of heating offer you an efficient and cost-effective way of heating the property. With these types of heating, you can look forward to pleasant temperatures throughout the house.

The infrastructure in Gyenesdiás is excellent. Shops, hospitals and good transport connections are available. In addition, the region offers numerous leisure activities such as water sports on Lake Balaton, hiking in the picturesque surroundings or playing golf on the nearby golf courses.

This luxurious villa with its breathtaking panoramic view of Lake Balaton will inspire you. Convince yourself of this exclusive property and arrange a viewing appointment today!

Furnishings:

Discreet property
 double garage
 Excellent quality
 solar panel
 underfloor heating
 Thermal bath nearby
 Yacht club nearby

channel connected
 gas connected
 Chimney
 tap water connected
 Power is connected

Location:

From Lake Balaton: 5.2 km, 8 min.
 From the seaside health resort of Hévíz: 4.8 km, 10 min

Miscellaneous:

You can find more than 250 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 construction experts / energy consultants (within a radius of Hévíz | 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)

Commission Rate: As a buyer of this property, you pay 1.27% incl. Hungarian VAT against invoicing and signing 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
- Involvement 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























