



AAA: large family home with a large lot and great views



Price: 385.000 € (≈ 139.870.500 Ft)

Living space: 200 sq. m.

Plot size: 4.521 sq. m.

Type of house: Detached house

Commission Rate: 2.54% of the purchase price incl. VAT, Subject to commission: yes



Property description:	This detached house is for sale about 30 minutes from Lake Balaton. On the 4521 m2 property there is a residential building built in 2012 with an adjoining wellness area (Jacuzzi, Finnish sauna) and a large sun terrace. Also various (fruit) trees. The house is about in the middle of the property. A gravel road leads from the driveway to the house, which is wonderfully passable by car. The outer facade of the house and individual elements regarding the design of the property have not yet been 100% completed. The living area of the house is 200 m2 and extends over 2 floors. Lower floor: kitchen with seating, living room, bathroom with shower. A staircase takes us to the upper floor. Here we find another living room, a total of 3 bedrooms and 2 bathrooms. However, these are not yet 100% complete.
Furnishings:	power connection drinking water connection Electric heating air conditioning jacuzzi Finnish sauna Great view!
Location:	Quiet location, fantastic view. Distance from Lake Balaton: approx. 30 minutes by car Distance thermal lake Hévíz: approx. 40 minutes by car
Miscellaneous:	You can find more than 300 other checked properties 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



























