



(AAAB) Original Transylvanian log house as a real curiosity



Price:	845.000 € (≈ 307.073.000 Ft)
Living space:	540 sq. m.
Plot size:	5.510 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Buying a traditional house in Hungary:

For sale is an original Transylvanian log house, considered a real curiosity, built from Tardos limestone and wood brought from Transylvania.

Useful base: 540 m2

Plot size: 5510 m2

Rooms:4

Bathroom:3

Living room:2

Kitchen:1

Storage:1

Floor:3

Built:2018

Characteristics:

Excellent quality

Underfloor heating

Traditional style

Extras:

Tiled stove

Parking spaces

climate

Furnishings:

Utilities

Channel connected

Gas connected

Central gas heating

Tap water connected

Power is connected

Location:

From Balaton: 16.2 km, 14 min.

From Hévíz seaside spa: 74.3 km, 52 min.

Miscellaneous:

You can find over 250 other verified properties at www.immocenter-ungarn.com

NEW

Electrosmog / radiation exposure - classification of the property #

Pay attention to our unique A-B-C classification of the objects at the beginning of the object title! Explanation on our homepage!

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 "purchase as seen" Notices of defects are virtually no longer enforceable.

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

- * Attach an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you find the right property
- * View your dream properties together; Risk assessment by our construction expert / energy consultant (within the radius of Héviz | Keszthely 50 km)
- * Assistance in completing all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * House care during your absence

At the following fixed price:

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

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

Commission Rate:

As a buyer, you pay 1.27% including Hungarian VAT for this property upon invoicing and signing the purchase contract. Included in this price is the

- Checking the land register for freedom from encumbrances and ownership rights
- Arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example)
- a German-language translation of the purchase contract

- all re-registrations from suppliers 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



immocenter-hungary-house-buy-33563-bathrooms5



immocenter-hungary-house-buy-33563-living-room6



immocenter-hungary-house-buy-33563-bedrooms2



immocenter-hungary-house-buy-33563-front4



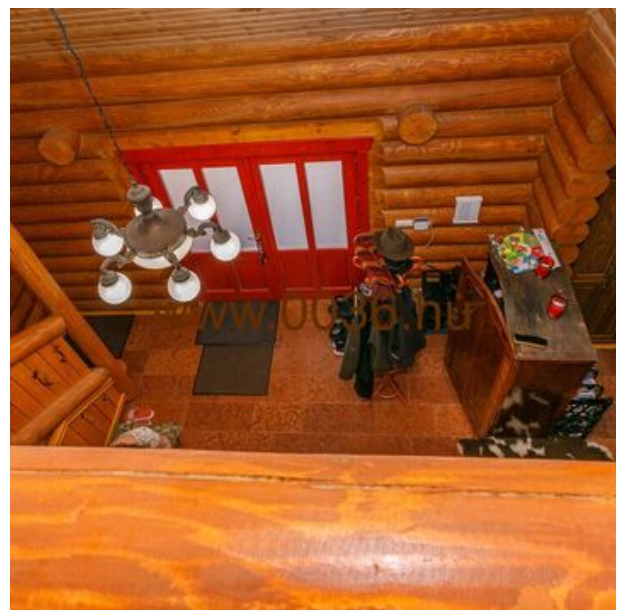
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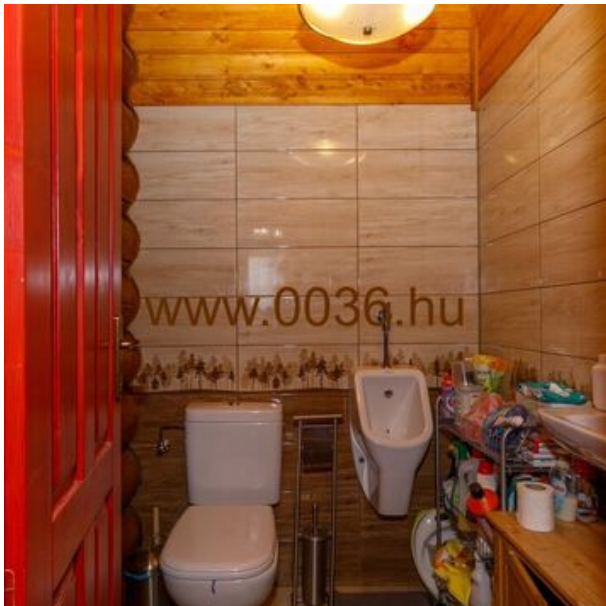
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immocenter-hungary-house-buy-33563-Hall1



immocenter-hungary-house-buy-33563-living-room-upstairs4



immocenter-hungary-house-buy-33563-guest-WC1



immocenter-hungary-house-buy-33563-Keller3



immocenter-hungary-house-buy-33563-Keller5



immocenter-hungary-house-buy-33563-Keller2



immocenter-hungary-house-buy-33563-Keller4



immocenter-hungary-house-buy-33563-bathroom-upstairs2



immocenter-hungary-house-buy-33563-bathrooms2



immocenter-hungary-house-buy-33563-bathrooms3



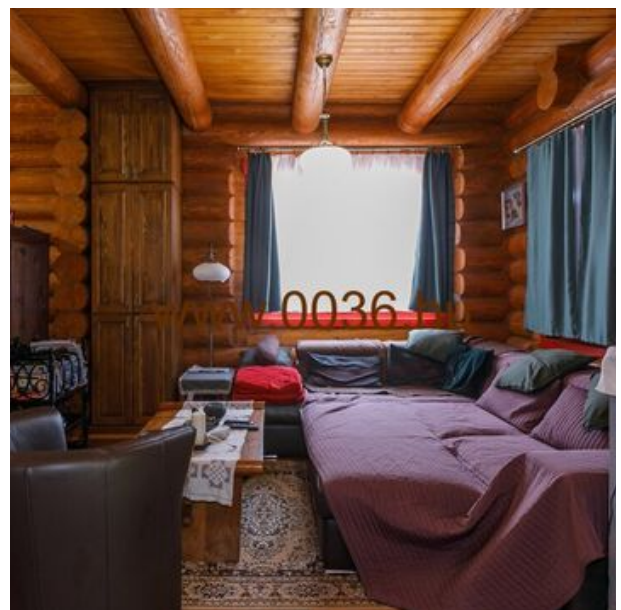
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immocenter-hungary-house-buy-33563-Keller1



immocenter-hungary-house-buy-33563-bathroom1



immocenter-hungary-house-buy-33563-living-room2



immocenter-hungary-house-buy-33563-kitchen2



immocenter-hungary-house-buy-33563-bedrooms-3-upstairs



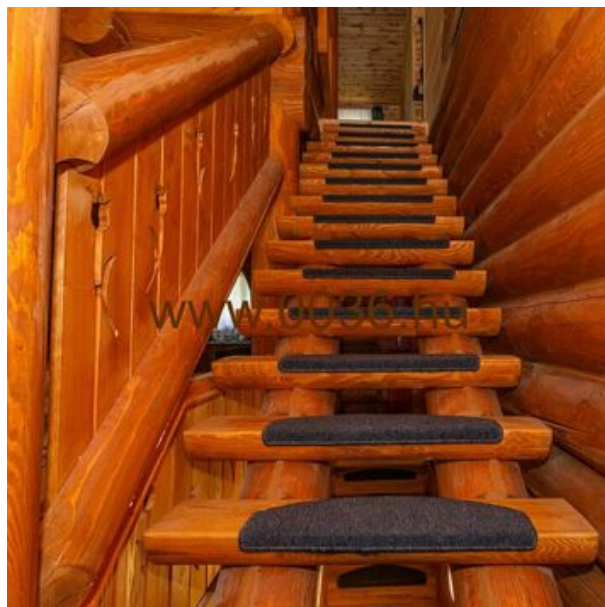
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immocenter-hungary-house-buy-33563-living-room1



immocenter-hungary-house-buy-33563-study1



immocenter-hungary-house-buy-33563-staircase1



immocenter-hungary-house-buy-33563-living-room-upstairs3



immocenter-hungary-house-buy-33563-bedrooms-2-upstairs



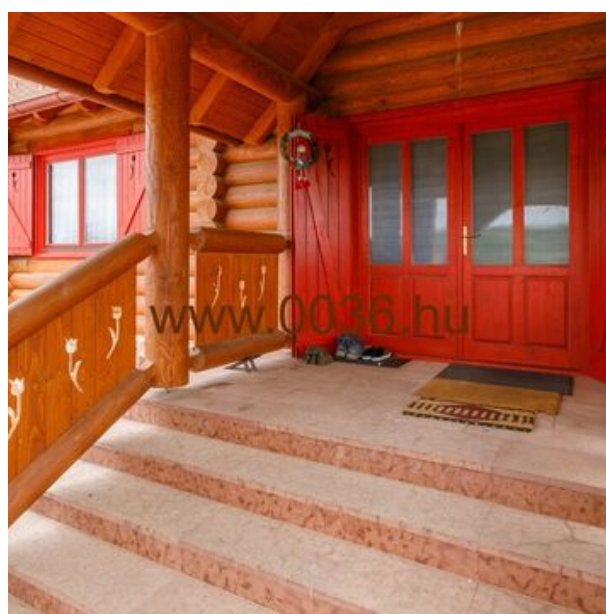
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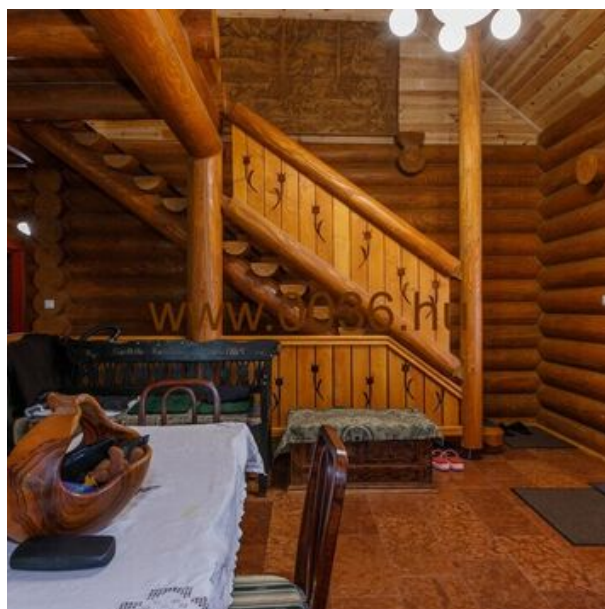
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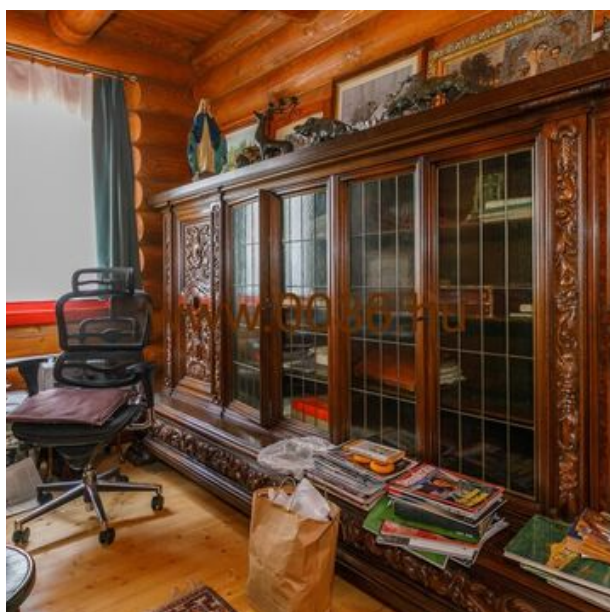
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immocenter-hungary-house-buy-33563-living-room3



immocenter-hungary-house-buy-33563-study-room2



immocenter-hungary-house-buy-33563-bedroom-upstairs1



immocenter-hungary-house-buy-33563-front3



immocenter-hungary-house-buy-33563-front2



immocenter-hungary-house-buy-33563-hallway-top2

