



(AAAB) Apartment house in the world-famous thermal spa Heviz

Type of object:	Pension
GLA:	250 sq. m.
Guest space:	20 sq. m.
Price:	520.000 €
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In a quiet part of Hévíz and yet close to the center, a high-quality, well-equipped apartment house with 4 apartments (one of which is barrier-free) is for sale - with the possibility of accommodating a total of 16 people.

The apartments can also be used as separate apartments. They are 85, 55, 50 and 45 square meters in size and each have a living room, bathroom, toilet, terrace and 1 or 2 bedrooms. It is heated with a gas circulation system, but there is also a solar panel and a solar collector.

The property, located in a beautiful, well-kept environment, also includes a 55 sqm wellness area with sauna, whirlpool, shower and toilet. In the garden of the 650 square meter property there is also a 5 x 3 meter, 1.2 m deep outdoor pool, as well as a barbecue and a playground. There is the possibility of parking 4 cars in the yard.

Nearby there are restaurants, a pharmacy, a post office, a shop, a church and a school. An excellent investment opportunity that pays for itself in a short time! Excellent value for money!

This property is excellently maintained and is ideal for 3 different target groups:

- for rent via AirBnB and other Bookingt platforms
- for long-term rental to German pensioners
- for long-term rental as a pension for seniors with individual care (please call for details)

Furnishings:

Municipal fresh water quality "B"

channel

Power connection

Gas connection

Internet possible, [_____](#)



Location:

Excellent location in Heviz!

Miscellaneous:

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

NEW

Electrosmog / - 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

[Details](#)



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 Hévíz 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



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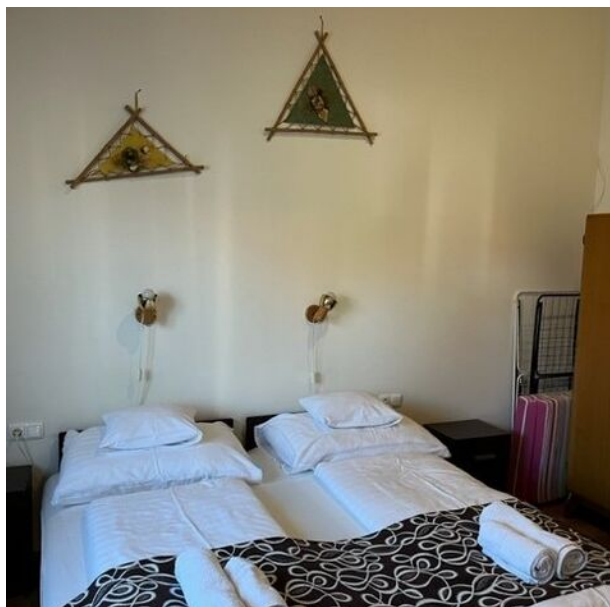
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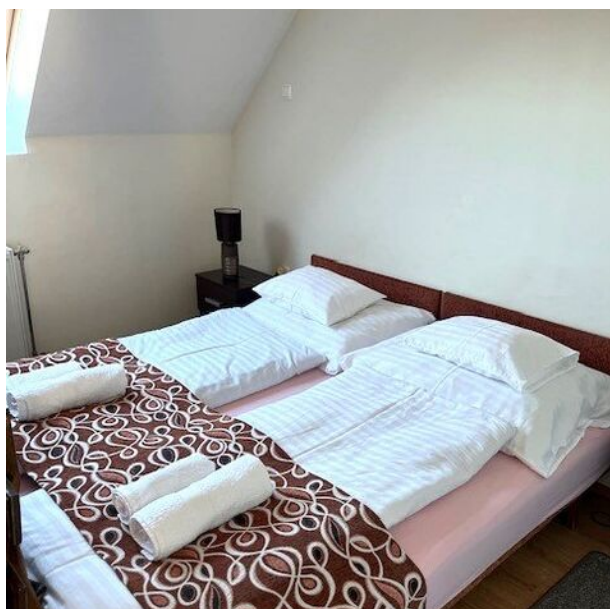
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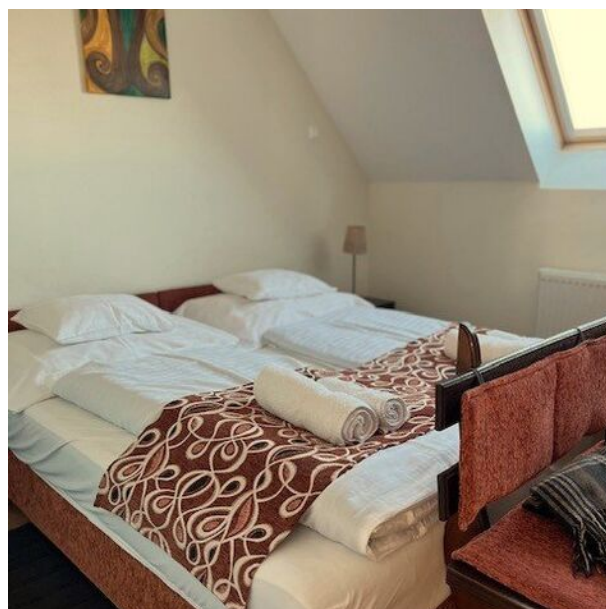
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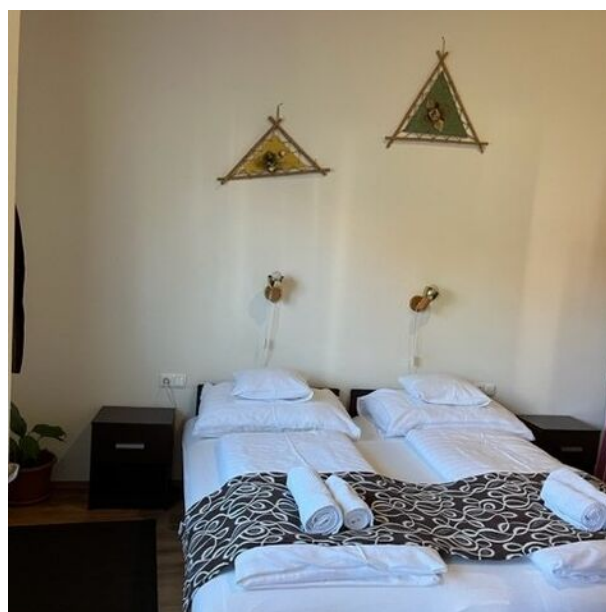
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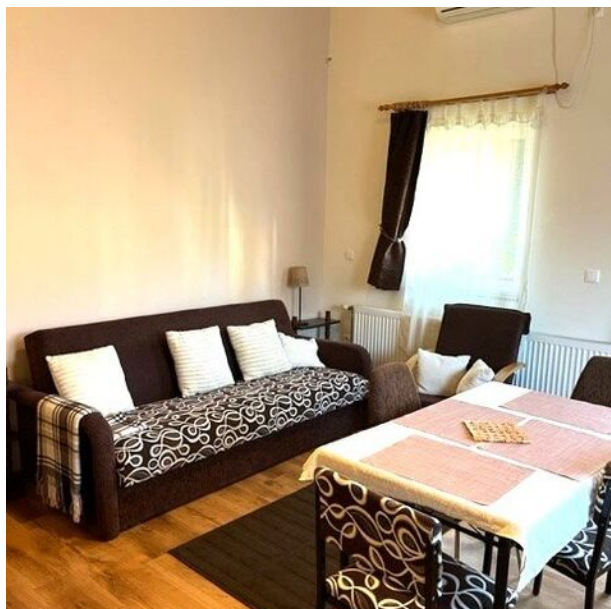
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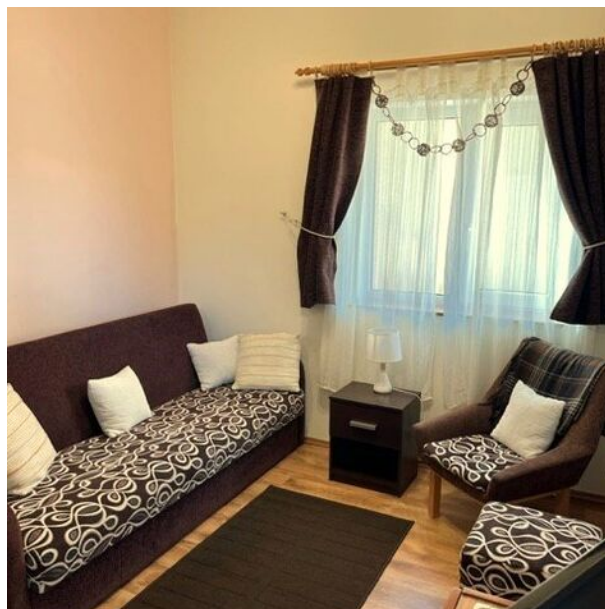
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