



(AAAB) Buy a country house bungalow as a new build for the first time in Hungary

Price:	425.000 € (≈ 154.831.750 Ft)
Living space:	115 sq. m.
Plot size:	750 sq. m.
Type of house:	Bungalow
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Buy a new country house bungalow for the first time in Hungary

This beautiful country house bungalow is for sale and is located in Cserszegtomaj, a quiet residential area. With 3 rooms and a living space of 115.00 m², the house offers enough space for you and your family. The property is generously sized and extends over 750.00 m², which offers you plenty of space to develop. In addition, the house has 2 bedrooms and 2 bathrooms, including a shower. An additional guest toilet provides the necessary comfort.

The house has air conditioning, which ensures pleasant temperatures indoors, especially in summer. The view offers a wonderful view and invites you to dream.

The house is heated by central heating, which ensures cozy warmth in all rooms. The heating is done using a modern heat pump, which is not only environmentally friendly but also contributes to lower heating costs. The energy type corresponds to a low energy standard, which means that you are purchasing an energy-efficient house.

The property is in first-occupancy condition and therefore offers the opportunity to design your new home according to your personal ideas.

In Cserszegtomaj you will find a good infrastructure. Various shopping opportunities and a hospital are easily accessible. The connection is also good, so you can get to the surrounding cities quickly and easily. Those who like to be active will find numerous opportunities for leisure activities in the area, such as hiking, cycling or water sports on nearby Lake Balaton.

This country house bungalow not only offers you a new home, but also the opportunity to enjoy life to the fullest. Let yourself be inspired by this fantastic object!

Living space: 115 m²

Terrace: 60 m² + 20 m² storage room

Plot: 750 m²

Landscaped garden, automatic sprinkler system.

3 rooms, living room-dining room-kitchen, 2 bathrooms, utility room, toilet.

Heat pump heating - cooling, solar system.

Furnishings: Municipal fresh water quality "B"
channel
Power connection
Gas connection
Internet possible. [□](#)

Location: Cserszegtomaj center: 600 m
Shopping: 2 km
Distance to Keszthely: 6 km
Distance to Hévíz: 4 km
Distance from Budapest: 157 km

In 2021, in the picturesque surroundings of Zala County, in Cserszegtomaj, we laid the foundation stone for our own investment residential park consisting of 7 single-family houses.

Located at the southwestern foot of the Keszthely Mountains, Cserszegtomaj is a quiet and peaceful village just 10 minutes by car from Lake Balaton and Hévíz. The Cserszeg region of the Balaton-Upper wine region is rightly proud of the Cserszeg spice, which was crossed here in 1960 by grape breeder Károly Bakonyi from the Irsai Olivér grape varieties and the red Tramini varieties. Guests can sample the variety in several places, including in the local Festetics cellar with a long history. Due to its well-visited location, the settlement is rich in sights and hiking trails and is therefore popular not only with those seeking relaxation, but also with locals.

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

Commission Rate:	As a buyer, you pay 2.54% 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

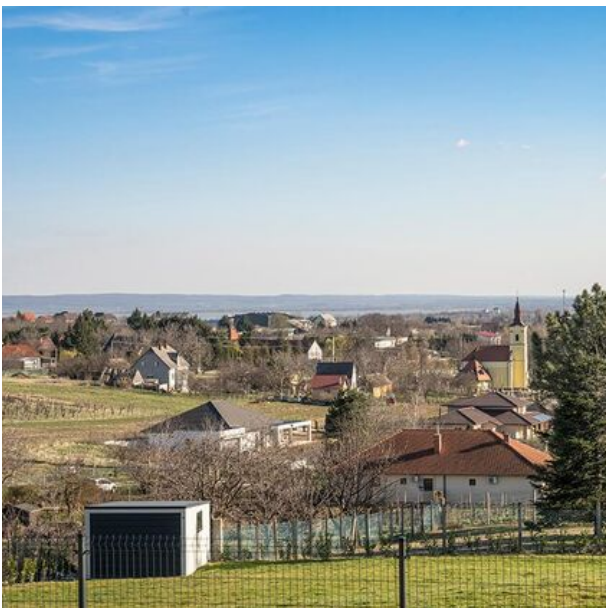
At the following fixed price:

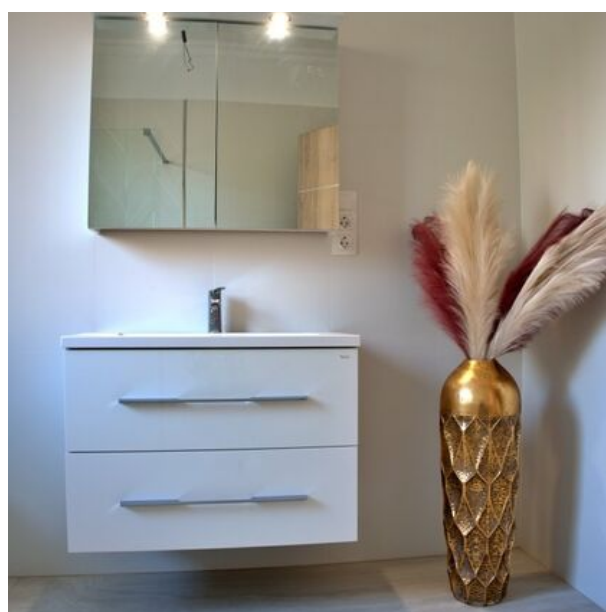
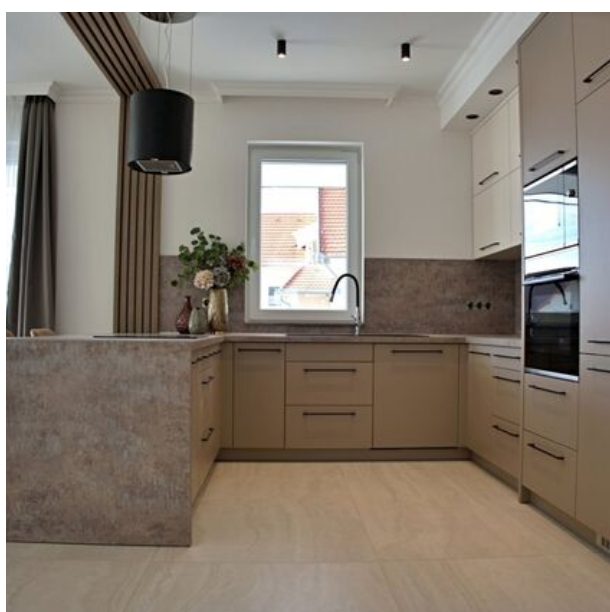
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com



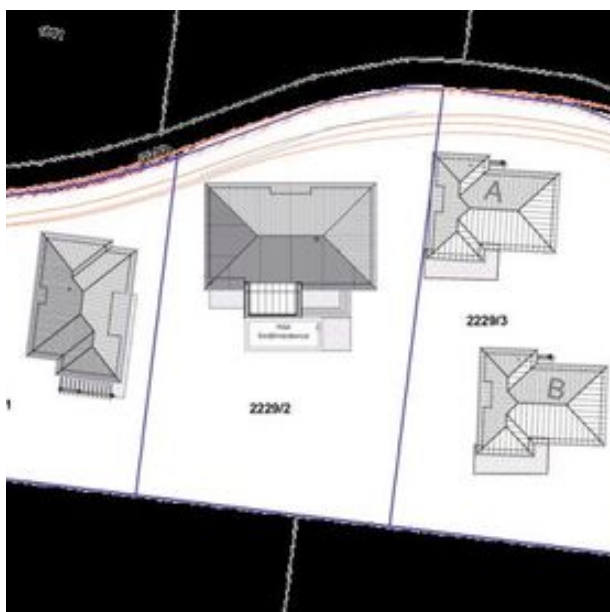
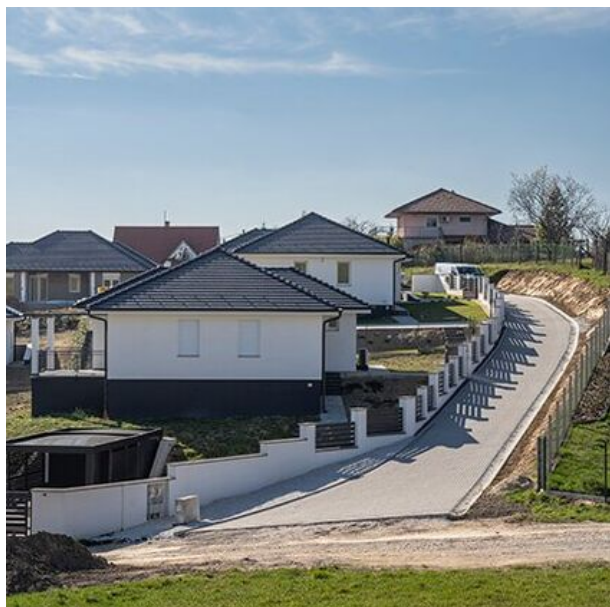












01	ET	kerámia
02	WC	kerámia
04	Szoba	parketta
05	Fürdő	kerámia
06	Közl.	kerámia
07	Szoba	parketta
08	Könyha-Étk.	kerámia
09	Nappali	parketta
10	Zuh.	kerámia
11	Szoba	parketta

Individuelle Bedürfnisse und zusätzliche Lösungen

Unsere Immobilien zeichnen sich durch **Modernität und innovative Lösungen** aus. Bei der Umsetzung haben wir die Aspekte Nachhaltigkeit, Umweltbewusstsein und Energieeinsparung im Auge behalten. Bei schlüsselfertigen und auch im Bau befindlichen Immobilien legen wir großen Wert auf die **individuellen Bedürfnisse** unserer Kunden/Investoren, sei es ein **zusätzliches Solarpanel, eine Einbauküche oder Möbel** oder andere Lösungen, die den aktuellen Trends entsprechen. Fordern Sie unser Angebot an und besichtigen Sie unsere Immobilien!

- Cserszegtomaj Zentrum: 600 m
- Einkaufen: 2 km
- Entfernung nach Keszthely: 6 km
- Entfernung nach Hévíz: 4 km
- Entfernung von Budapest: 157 km

derne Technologie, hochwertige Immobilien im Ringürtel

In unserem Wohnpark bieten wir Einfamilienhäuser von 115 Quadratmetern mit Grundstücksgrößen von 750 Quadratmetern, die den technischen Anforderungen der Zeit entsprechen. **Ein Wärmepumpen-Kühl- und Heizsystem, Solarpanel** und andere smarte Lösungen zeichnen unsere schlüsselfertigen Immobilien aus, aus denen Sie auch **ein Haus mit Pool und** /oder ein Panorama wählen können. Es eignet sich auch hervorragend für Investitions-, Ferien- und Wohnimmobilien. Aus steuerlicher Sicht kann es für Unternehmen eine gute Investition sein, bietet aber tolle Chancen, wenn Sie im Büro arbeiten oder mit der Familie entspannen möchten.

Ländliche Ruhe mit erstklassiger Aussicht

Im Jahr 2021 haben wir in der malerischen Umgebung des Kreises Zala, in Cserszegtomaj, den Grundstein für unseren eigenen Investment-Wohnpark **bestehend aus 7 Einfamilienhäusern** gelegt. Cserszegtomaj liegt am südwestlichen Fuß des Keszthely-Gebirges und ist ein ruhiges und friedliches Dorf, nur **10 Autominuten vom Plattensee und Hévíz entfernt**. Der Teil der Cserszegyer Region des Weinanbaugebiets Balaton-Oberland ist zu Recht stolz auf das Cserszegyer Gewürz, das hier im Jahr 1960 vom Traubenzüchter Károly Bakonyi aus den Rebsorten Irsai Olivér und den roten Tramini-Sorten gekreuzt wurde. Die Vielfalt können Gäste hier gleich an mehreren Orten verkosten, im örtlichen Festetics-Keller mit langer Geschichte. Aufgrund der gut besuchten Lage ist die Siedlung reich an Sehenswürdigkeiten und Wanderwegen und daher nicht nur bei Erholungssuchenden, sondern auch bei Einheimischen beliebt.

