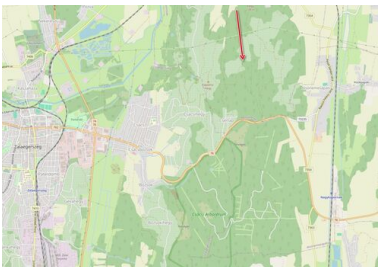




Property IDCM0772



(A-A-) Outstanding building plot with panoramic views above Zalaegerzeg



Plot size:	9.726 sq. m.
Price:	39.000 € (≈ 14.168.700 Ft)
May be developed... :	yes
Type of usage:	Mixed
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:	A great property with fantastic views of Zalaegerszeg and a south-west orientation. A large family house can be built in the upper plateau area; a large shed with an earth cellar/tweed is already available. The sloping property offers ideal opportunities for growing fruit and wine, and there is a forest in the lower area. Note: This house can be purchased together with 3 other neighboring properties and buildings, for details please search property number CM053
Furnishings:	Municipal fresh water quality "B" septic tank Power connection Gas connection Internet possible, ☐ ☐ ☐
Location:	Above Zalaegerszeg in the vineyards, only 10 minutes by car to the city, but: The route is a bit "special", you should be a safe driver, as you sometimes have to swerve or back up on the mountain in case someone (rare, but can happen).
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.

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

