



Property IDWH3775



(AAAB) 2 single-family homes with large property and swimming pond



Price:	265.000 € (≈ 96.274.500 Ft)
Living space:	160 sq. m.
Plot size:	9.674 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:	Large property with 2 houses (60 m² and 100 m²), swimming pond, parking spaces, leisure room with whirlpool, own well With a total of 3 independent topographical numbers; that means there are 3 properties. The heating is equipped with a tiled stove and would also be provided for a gas boiler. The residential buildings are in a well-maintained, renovated condition. The smaller house has an entrance hall, living room, kitchen, toilet, bathroom and bedroom. The larger house has an entrance hall, storage room, living room, kitchen, 2 toilets, 2 bathrooms and 2 bedrooms In a quiet location and good access, consisting of a total of 9674 m² of land. The bathing pond has detailed planning documents and permits. The bathing pond also has an adjacent, cozy earth cellar with an attached leisure room with a whirlpool.
Furnishings:	Fresh water, waste water, electricity, internet, gas connection possible
Location:	40 km south of Bratislava 100 east of Vienna 180 km north of Lake Balaton
Miscellaneous:	Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: ImmoCenter Hungary is the right local partner for you! 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 & German-speaking lawyer
- * 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 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

















