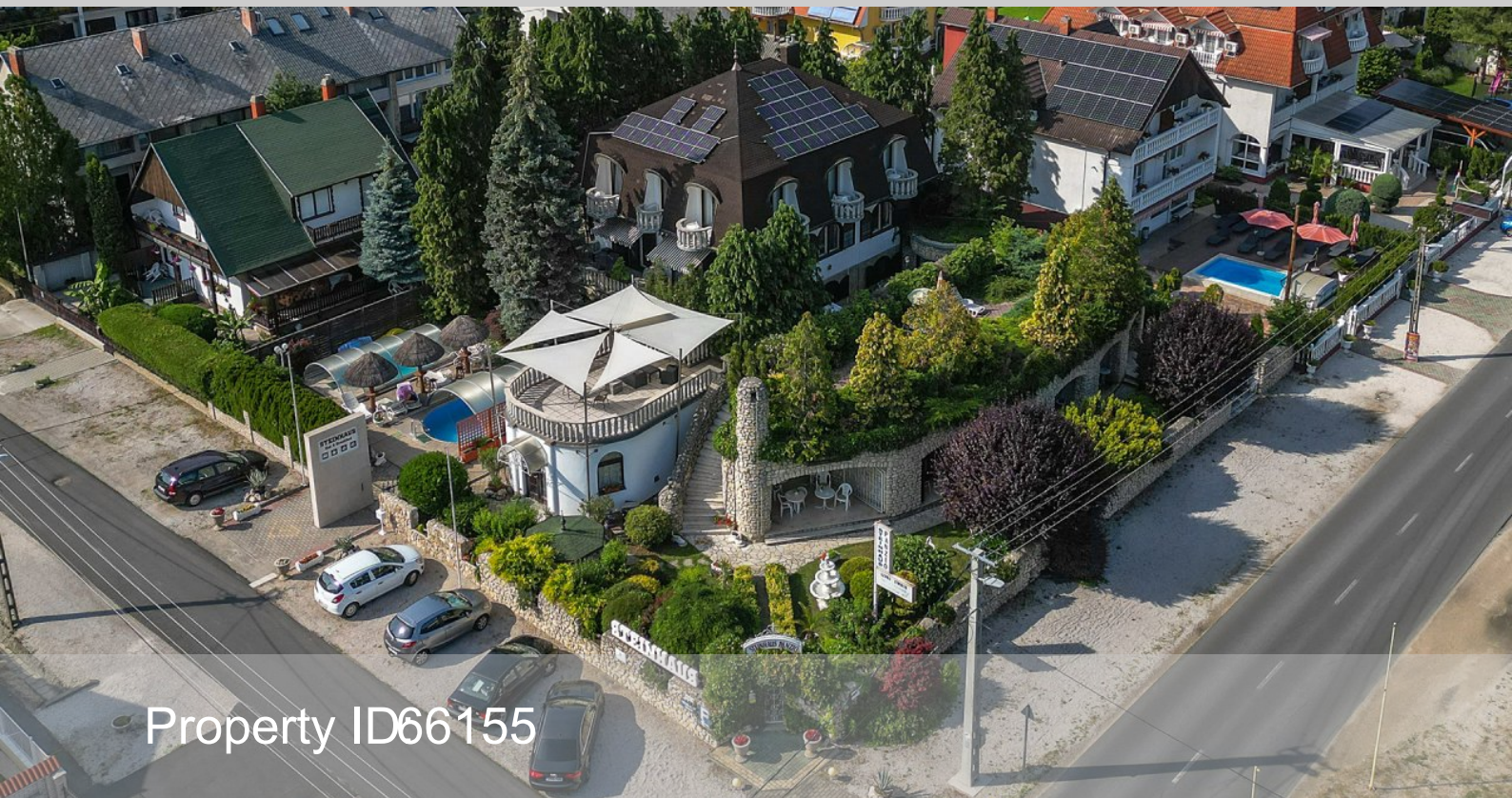




Property ID66155



(AB) Pension with 2 pools and many regular guests



Type of object:	Pension
GLA:	1.247 sq. m.
Guest space:	494 sq. m.
Price:	680.000 €
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

The guesthouse with 12 rooms in Keszthely is offered for sale near the shore of Lake Balaton.

The property is being sold with 2 swimming pools - one is for children and the other is for adults.

Living area: 494 m²

Base area: 1247 m²

Room: 15

Bathroom: 12

Living room: 1

Kitchen: 7

Storage room: 2

Floors: 2nd

Year of construction: 1994

Renovated: 2016

Particularities:

view

Shopping center

Commercial properties

Golf course nearby

Properties at Lake Balaton

Near the lake

Yacht club nearby

Connections:

Electrically onsite

Gas onsite

Gas central heating

Sewer onsite

Drinking water pipe onsite

Extras:

garage

Internet

Cable television

parking spot

swimming pool
phone

Furnishings:

Municipal fresh water quality "B"

channel

Power connection

Gas connection

Internet possible, [_____](#)



Location:

Distance from Balaton: 0 km, 0 min.

Distance from Hévíz: 7.2 km, 11 min.

Miscellaneous:

You can find 300 other checked properties at: www.immocenter-ungarn.com

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

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 as good as no longer actionable.

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:

* Please create an application in which you describe exactly which property is desired on the page <https://t1p.de/Haussuche-Ungarn>

* Proposals 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 consultant (within a radius of Hévíz | Keszthely 30 km)

* Support in handling all purchase formalities

- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping 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 2.54% including Hungarian VAT of the purchase price for this property upon receipt of the invoice and signing of 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.

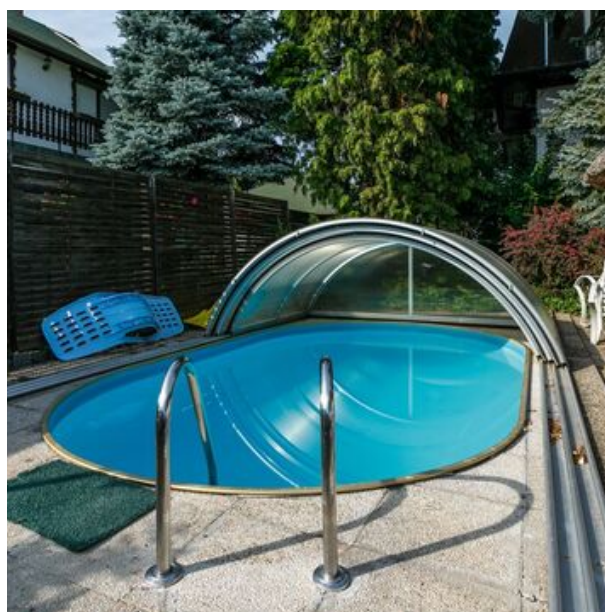
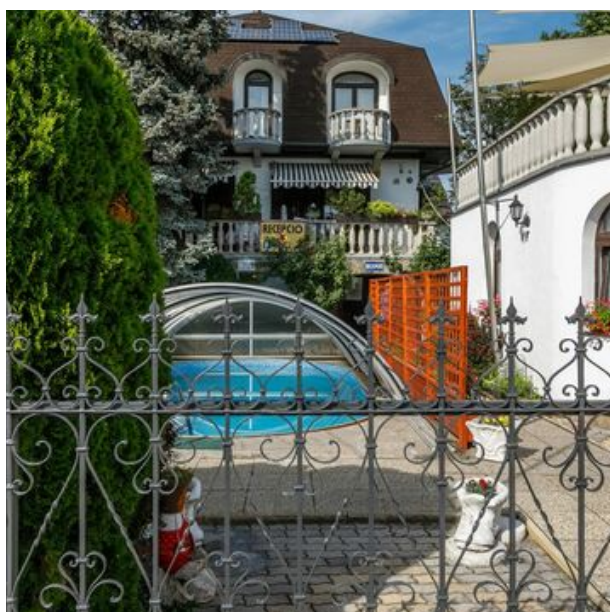
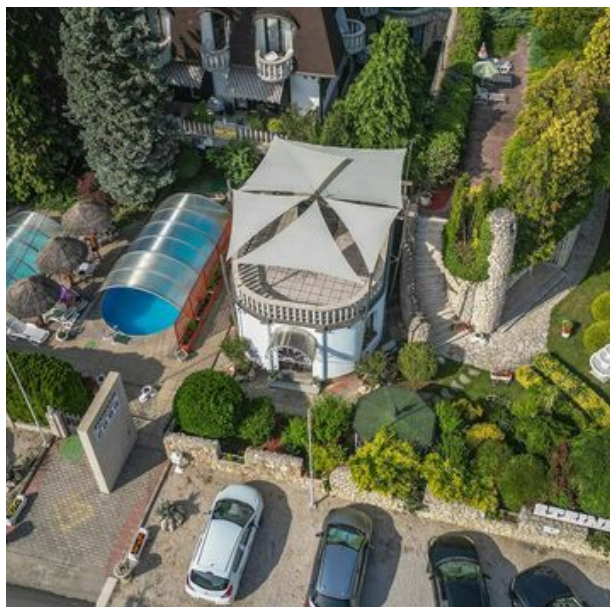
You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

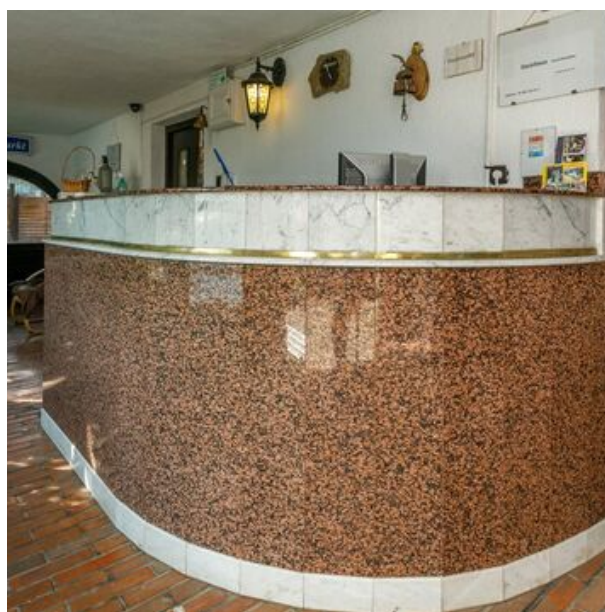
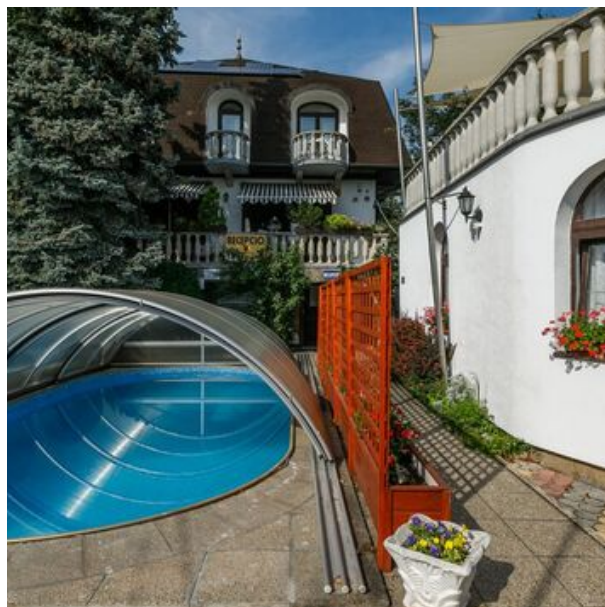
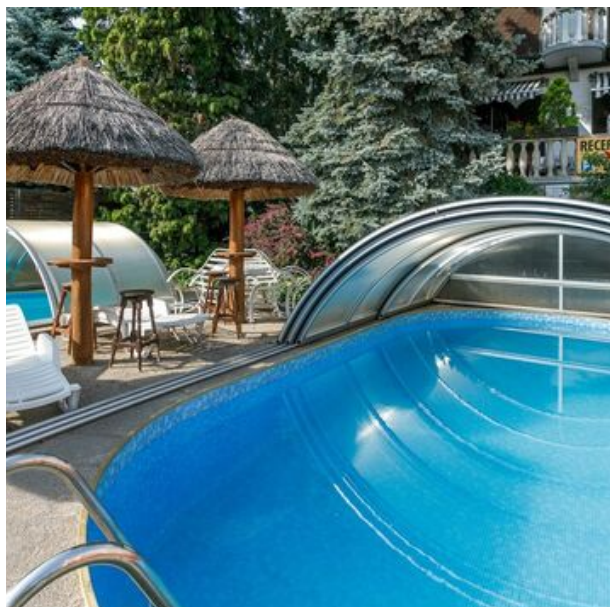
- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- Involvement 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





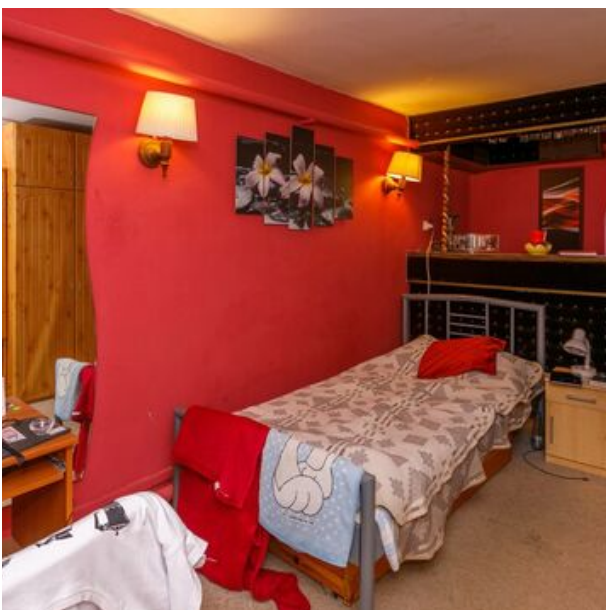
reception



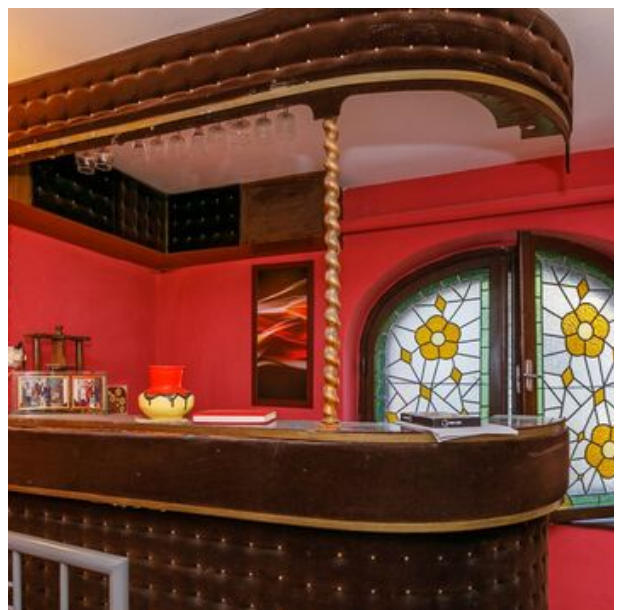
Office



Office



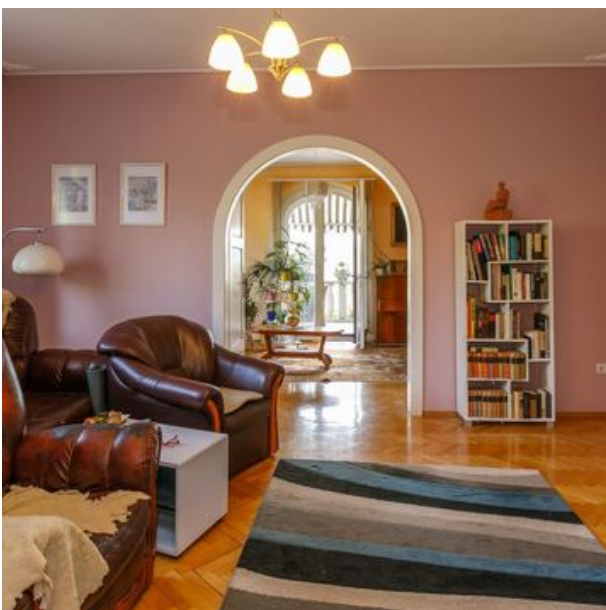
Bar on the ground floor



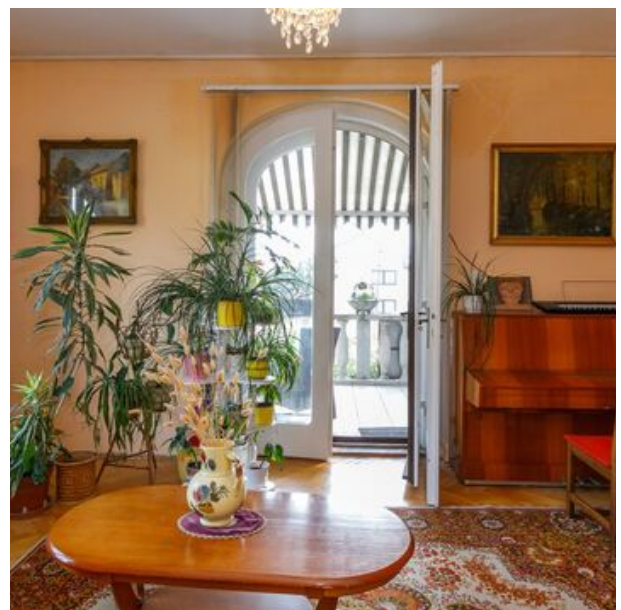
Bar on the ground floor



private apartment



private apartment



private apartment



private apartment



private apartment



private apartment



private apartment



private apartment



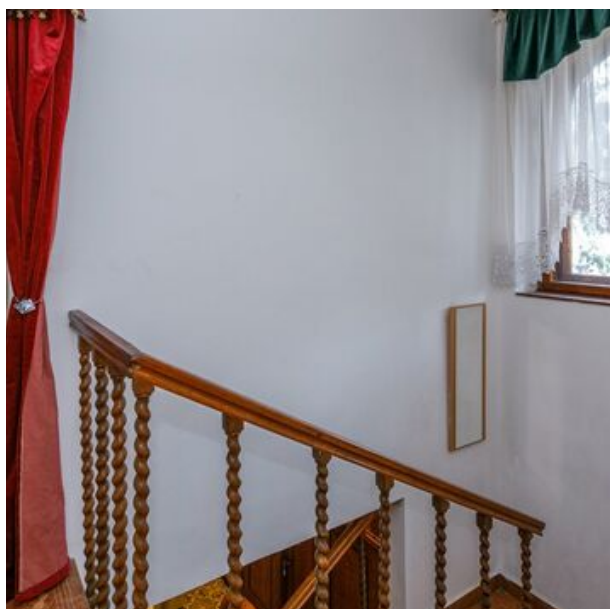
private apartment



private apartment



private apartment



private apartment

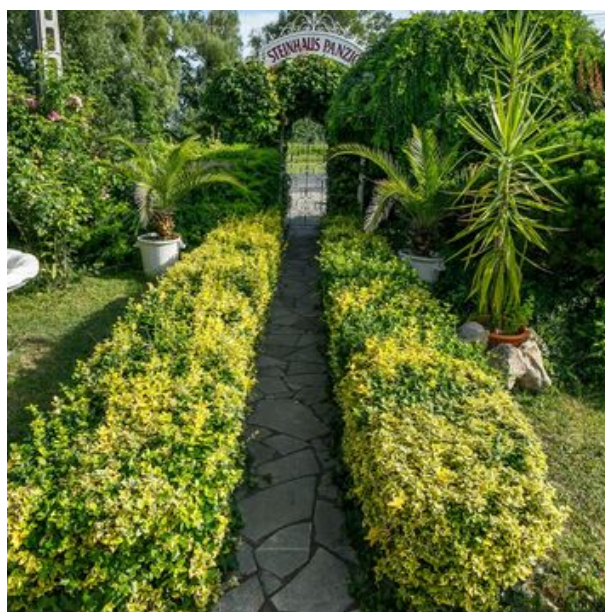
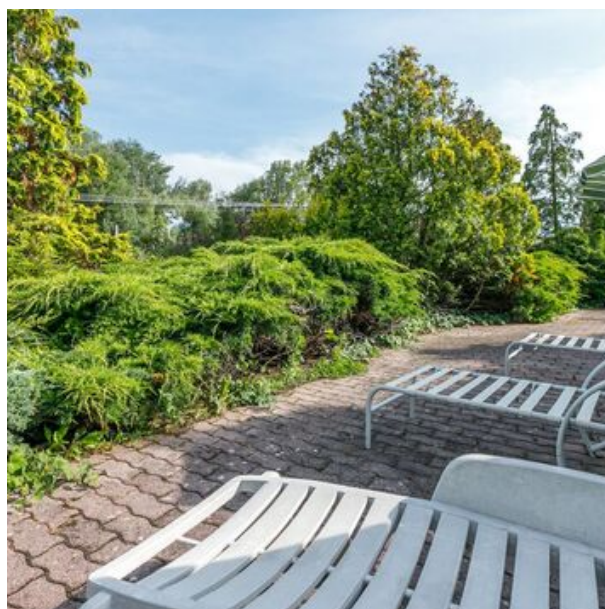


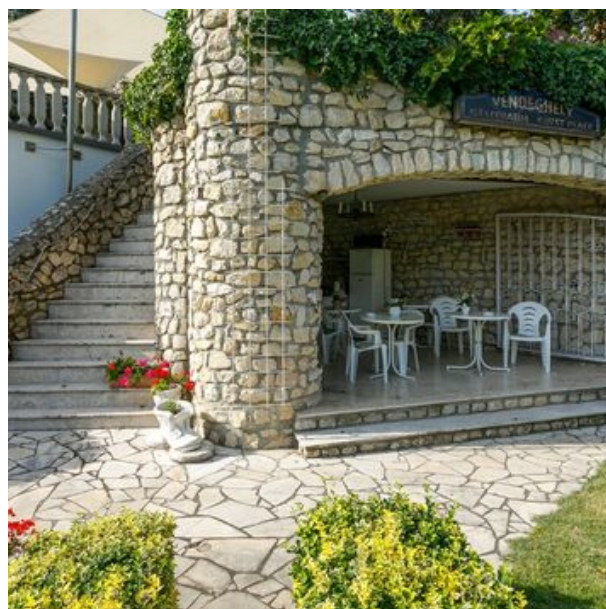
Guest terrace



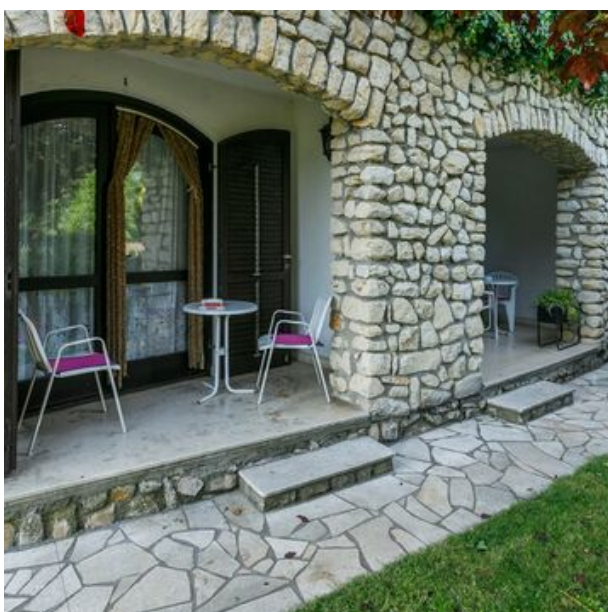
Guest terrace



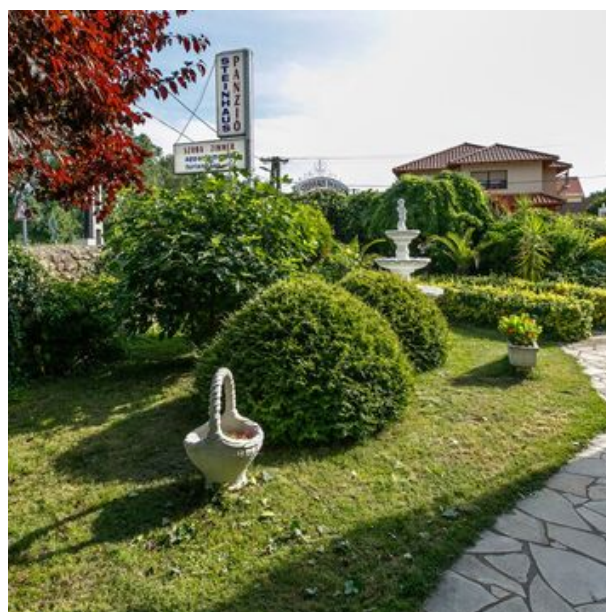




Summer kitchen



Apartment

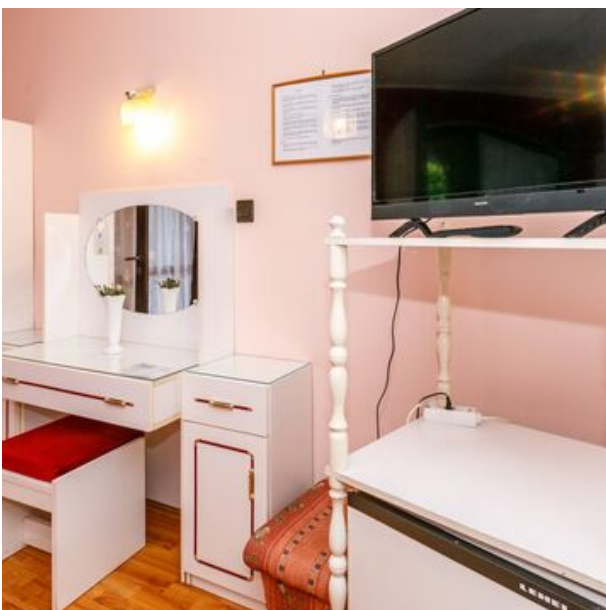




Apartment



Apartment



Apartment



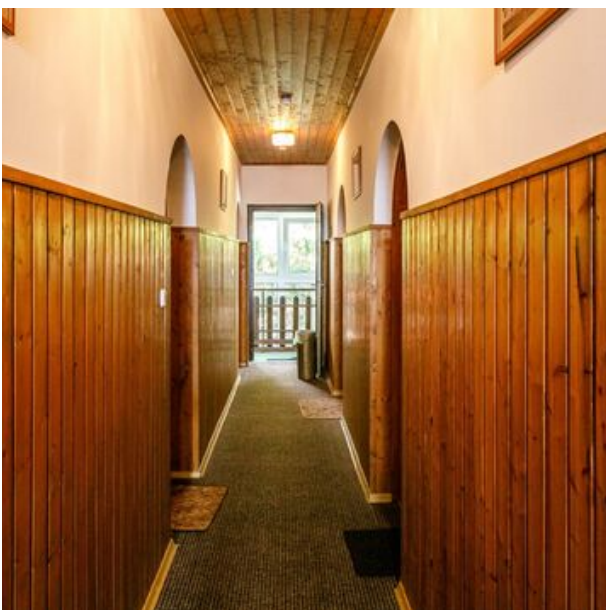
Apartment



Apartment



Apartment



Hotel room hallway



hotel room



Hotel room bathroom



Hotel room balcony



Hotel room balcony



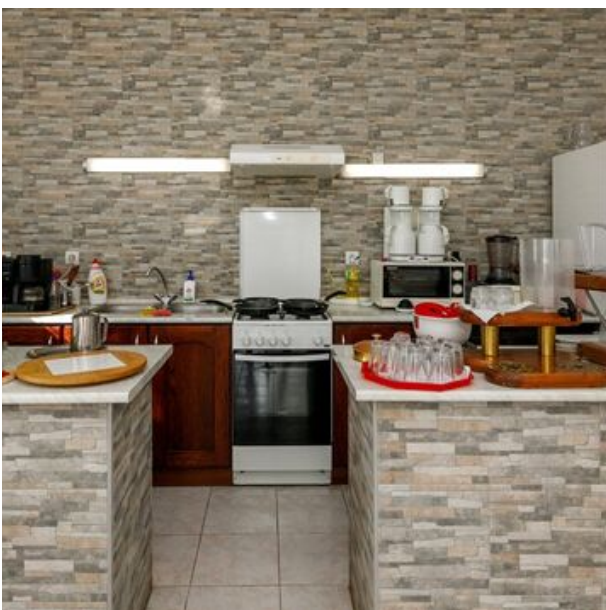
Staircase hotel room



garage



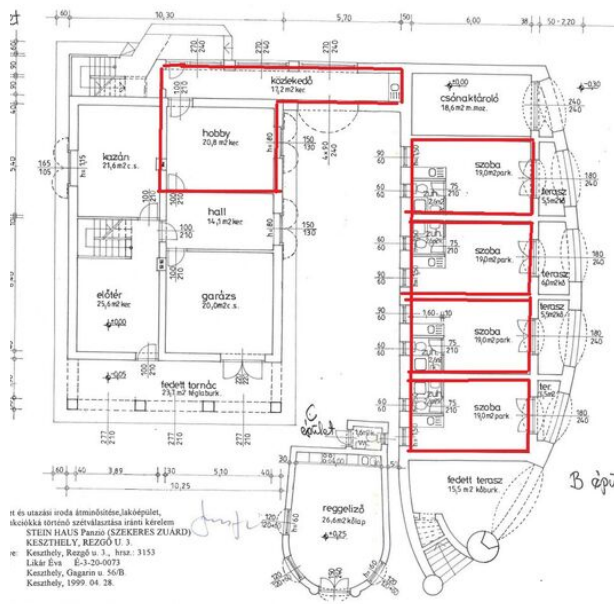
Breakfast room



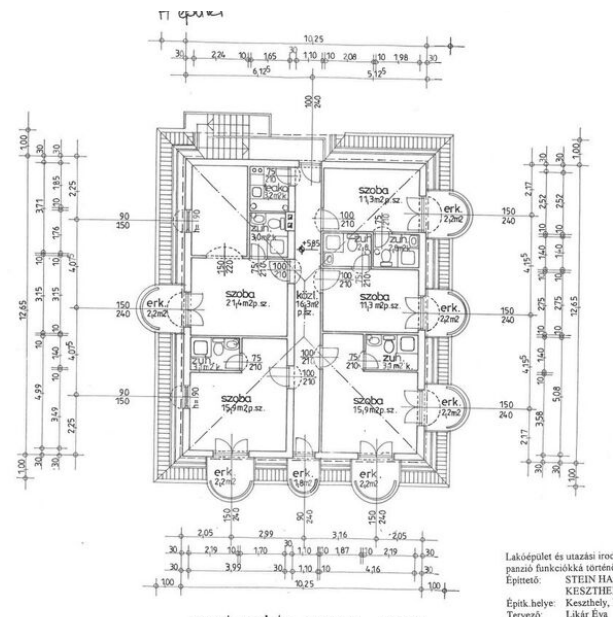
Breakfast room



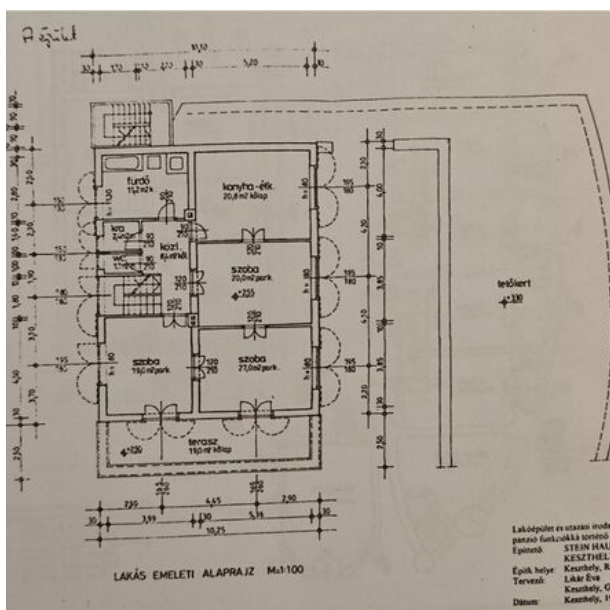
Breakfast room



Ground floor



attic



Private apartment 1st floor

Sorszám	Megnevezés	Férőhely	Alapterület	Egyéb
1.	STÚDIÓ	kétágyas	19 nm	terasszal
2.	STÚDIÓ	kétágyas	19 nm	terasszal
3.	STÚDIÓ	kétágyas	19 nm	terasszal
4.	STÚDIÓ	kétágyas	19 nm	terasszal
A épület emelet				
101.	SZEMÉLYZETI szoba		11,3 nm	erkélyes
102.	VENDÉGSZOBA	egyágyas	11,3 nm	erkélyes
103.	VENDÉGSZOBA	kétágyas	15,9 nm	dupla erkélyes
104.	VENDÉGSZOBA	kétágyas	15,9 nm	erkélyes
105.	VENDÉGSZOBA	háromágyas	21,4 nm	erkélyes
106.	RAKTÁR/SZOBAASSZONYI szoba		3,2 nm	

hotel room

