



(AA) Large property with apartment, business premises and restaurant



Type of object:	Guest house
GLA:	400 sq. m.
Guest space:	120 sq. m.
Price:	682.000 €
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In the rapidly developing district of Hévíz, in Egregy, the very sophisticated renovated family house with business premises (3x20 m²) and restaurant (90 m², with a terrace of 80 m²) is for sale. The house, which can meet all expectations, is offered for sale with complete equipment.

Living area: 400 m²
 Base area: 570 m²
 Room: 7
 Bathroom: 5
 Living room: 2
 Kitchen: 3
 Storage room: 4
 Floors: 5th
 Year of construction: 1984
 Renovated: 2014

Furnishings:

Particularities:
 Shopping center
 Best quality
 Commercial properties
 Golf course nearby
 Real estate near Hévíz
 Thermal baths nearby

Connections:
 Electrically onsite
 Gas onsite
 Gas central heating
 Sewer onsite
 Drinking water pipe onsite

Extras:
 garage
 Internet
 Cable television
 parking spot
 phone

Location: Distance from Balaton: 7.2 km, 11 min.
Distance from Hévíz: 0

Miscellaneous: 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://ogy.de/gesuch>
- * 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 50 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)

The information about the property is based on information provided by the seller. No guarantee or liability can be assumed for the correctness and completeness of the information. An intermediate sale and mistakes are reserved.

You can find many more of our properties on:

www.immocenter-ungarn.com

The book & quot; Welcome to Hungary & quot; we can highly recommend you if you don't know anything or not much about Hungary: <https://ogy.de/conny>

Commission Rate: As a buyer of this property, you pay 1.27% including Hungarian VAT of the purchase price upon presentation of the invoice and signing of the purchase contract. This price includes the

- checking the land register for encumbrances and ownership rights
- arranging a German-speaking lawyer (in Hungary, lawyers certify the purchase contracts, not notaries like in Germany)
- a German-language translation of the purchase contract
- all changes of utility registrations 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 (lawyer)
- 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)

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