



(ACAB) Vineyard house in need of renovation with beautiful grounds near Héviz

Price:	144.000 € (≈ 52.315.200 Ft)
Living space:	100 sq. m.
Plot size:	6.026 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In Alsópáhok, near the famous spa town of Héviz, an unusually interesting old house in need of renovation is for sale on a 6,026 sqm plot.

The plot is in a dreamy and almost enchanted location above Alsópáhok, a suburb of Héviz, and cannot be seen from anywhere.

The garden has fruit trees (apple, pear, mirabelle, plum, peach, fig, carob tree, grapes) and a small acacia forest, along which a small stream runs along the property boundary. Anyone who appreciates peace and nature will love it and, for example, keeping horses is no problem.

The house with a floor area of around 120 sqm has a living room and a bedroom on the ground floor, a small bathroom and the former kitchen as well as a storage room.

On the upper floor there is a gallery with a winter garden and three further rooms. The large windows make the rooms very bright. Below the house is the former wine cellar and to the side are two further storage rooms, as well as a small shed.

Electricity and water connections are available; heating has so far been provided by wood stoves. The house is currently not habitable. It needs to be renovated and modernized. Renovation professionals with manual skills will have a lot of fun designing it according to their wishes.

The property is currently accessible via an unpaved old municipal road. As part of a municipal reform, an alternative access via an asphalt road is being planned.

Alsópáhok is conveniently located for Héviz and Keszthely - the capital of Lake Balaton. The thermal lake in Héviz is about 2.5 km away, the Helikon beach in Keszthely about 10 km. There are cycle paths from Alsópáhok.

Furnishings:

Electricity, water, septic tank, internet

Location:

3 km west of Héviz
7 km west 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 properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all utilities such as electricity, water, gas, etc.
- * Housekeeping during your absence

Commission Rate:

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

- Land registry review for encumbrances and owner's rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes 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 Hévíz | 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











