



## (AAAB) Cozy renovated vineyard house in Hungarian Tuscany



Price: 110.000 € (≈ 40.164.300 Ft)

Living space: 65 sq. m.

Plot size: 4.200 sq. m.

Type of house: Vacation house

Commission Rate: 1.27% of the purchase price including all changes , Subject to commission: yes



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| Property description: | <p>The beautifully situated property has been comfortably renovated to meet current needs.</p> <p>Via the small covered balcony we enter the new kitchen, from which the living room also opens. From the living room a staircase leads to the first floor where the bedroom is located.</p> <p>The bathroom with shower and toilet is next to the kitchen.</p> <p>This is an ideal holiday home for 2-4 people, but can also be suitable as a permanent residence for 2 people. There is also an outbuilding next to the house.</p> <p>The house can also be rented out as a holiday home in the summer months.</p>                                                                                                                                                                                     |
| Furnishings:          | <p>Tap water connected</p> <p>Electricity is connected</p> <p>Waste water via septic tank</p> <p>Good internet</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location:             | <p>north-west of Lake Balaton: 32.2 km, 39 min.</p> <p>north of the seaside resort of Hévíz: 22.9 km, 31 min.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Miscellaneous:        | <p>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!</p> <p>Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!</p> <p>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.</p> <p>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:</p> |

- \* 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 Hévíz | 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 suppliers such as electricity, water, gas, etc.
- \* Housekeeping during your absence

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission Rate:             | <p>As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the</p> <ul style="list-style-type: none"> <li>- checking the land register for encumbrances and owner rights</li> <li>- arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany)</li> <li>- a German-language translation of the purchase contract</li> <li>- all changes of utility registrations such as electricity, gas, water, garbage, etc.</li> </ul> |
| Remarks:                     | <p>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.</p>                                                                                                                                                                                                                                                                                                                            |
| General business conditions: | <p>We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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](http://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](http://www.immocenter-ungarn.com)















