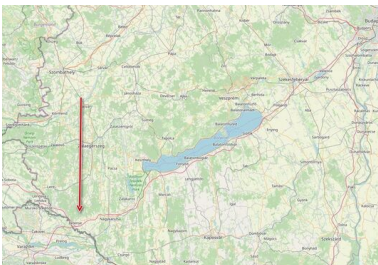




Pension - Youth Hostel on the Lake with a lot of potential in Western Hungary



Type of object:	Pension
GLA:	400 sq. m.
Guest space:	150 sq. m.
Price:	368.500 €
Commission Rate:	1.27% of the purchase price including VAT



Property description:

In Kistolmács, 150 m from the lake, a restaurant with a pension and a tourist hostel with furniture and equipment are for sale for retirement. The restaurant is about 150 m², with a kitchen equipped in accordance with EU regulations, storage rooms, preparation rooms and separate ladies' and men's toilets. The restaurant has space for 100 people: 36 indoors, 64 on the terrace.

Above the restaurant there is a pension with 6 rooms.

1.: Apartment with 2 rooms and shower - toilet

2.: 2-bed room

3.: 2-bed room

4.: 1-bed room

5.: 4-bed room with shower - toilet

6.: 2-bed room with shower-toilet

Rooms 2, 3, 4 have a shared shower and a separate toilet in the hallway.

Hot water is provided by an electric boiler, which is powered by a solar collector on the roof.

The tourist hostel consists of 3 separate houses.

House 1: 2 rooms with 12 - 12 beds

House 2: 1 room with 12 beds

House 3: 4 rooms: one room with 20 beds and 3 rooms with 12 beds

The houses have a separate building in which there is a shared bathroom with separate showers and toilets for men and women.

Here hot water is generated by a wood stove.

Utilities: water, electricity and septic tank.

The plot is 2253 m². The end of the plot is wooded. Here there is a covered area of approx. 80 m² with benches for around 50 people, a built-in fireplace for cauldrons, a dome oven and a pottery oven. The pottery kiln is perfect for organizing craft camps.

Kistolmács Lake is 9 hectares in size. 150 m from the guesthouse there is a 200 m long beach with free swimming facilities. Fishing is available on the further

shore of the lake for a fee.

The lake and the village are surrounded by hundreds of hectares of forest, where hunting is also possible, so the property can accommodate not only schoolchildren, students and tourists, but also fishermen and hunters.

700 m from the guesthouse is the forest train station, from which 3 trains depart daily from the end of April to the end of September. The small train runs 33 km between Kistolmács and Lenti through the forests and beautiful landscapes of the Zala Hills. Numerous cycling and hiking trails are connected to the railway line.

Location: The nearest town: Letenye, 8 km with shops and a border crossing to Croatia.
 Nearest large town: Nagykanizsa 30 km
 Thermal bath open in summer: Bázakerettye 5 km

Miscellaneous: Check out our general index about emigrating to Hungary!

On our homepage you will find the most important information for living in Hungary in alphabetical order, such as:

- Re-registering your energy supplier when buying a house in Hungary
- How does registering a residential card work?
- Are caravans allowed on your own property in Hungary?
- Building regulations in Hungary

And much more

Commission Rate: 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

- checking the land register for encumbrances and ownership rights
- arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany)

- a German-language translation of the purchase contract
- all changes of utility registration 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







