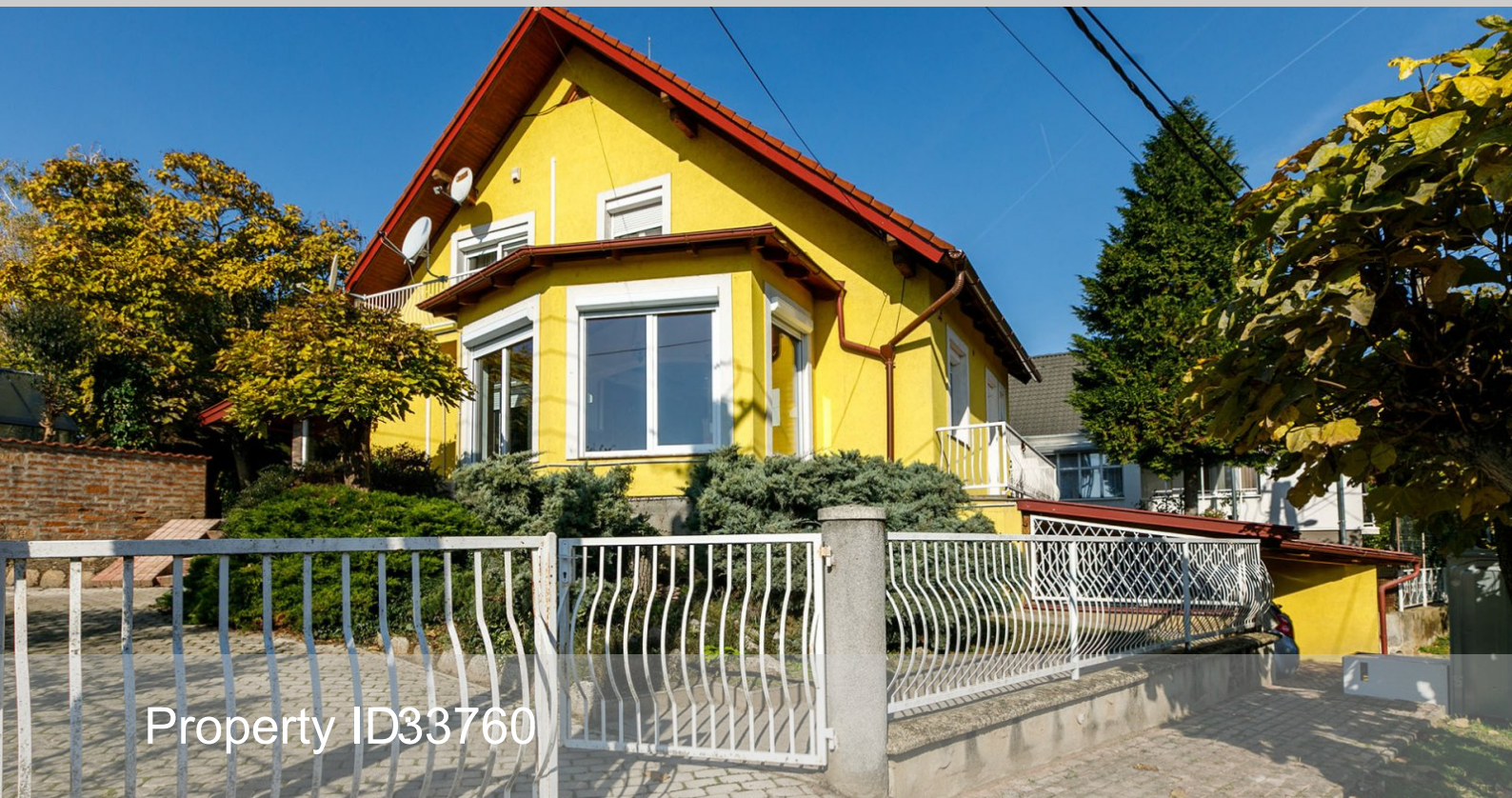




Family house with bedrooms and a garden oasis in Hungary

Price:	209.500 € (≈ 76.111.350 Ft)
Living space:	160 sq. m.
Plot size:	647 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

The property has several features that make it particularly attractive:

Three bedrooms with built-in wardrobes: The property offers plenty of storage space thanks to built-in wardrobes in all three bedrooms.

Garden with various amenities: The garden is a highlight of the property.

A garden pavilion invites you to linger with family and friends.

A garden kitchen with grill offers the opportunity to enjoy culinary evenings outdoors.

A smoker oven enables the preparation of specialties.

A wine cellar with brick vaults creates a special atmosphere.

A greenhouse allows you to grow your own organic products.

Covered parking space: A carport offers space for up to two cars.

Combined heating system: Gas heating, air conditioning and a cozy tiled stove ensure pleasant temperatures.

Versatile basement: The basement can be used as an office and has its own kitchen and storage room. A separate entrance makes this area particularly flexible.

Other extras: The property has air conditioning and an additional parking space. A wood-burning stove provides additional warmth and comfort.

Location: The property is located near a shopping area.

In addition to these features, the property has the following basic connections:

Sewerage:

Gas:

Central heating (gas):

Water:

Electricity:

Furnishings: In addition to these features, the property has the following basic connections:

Sewerage:

Gas:

Central heating (gas):

Water:

Electricity:

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
- mediation of 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 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
- 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



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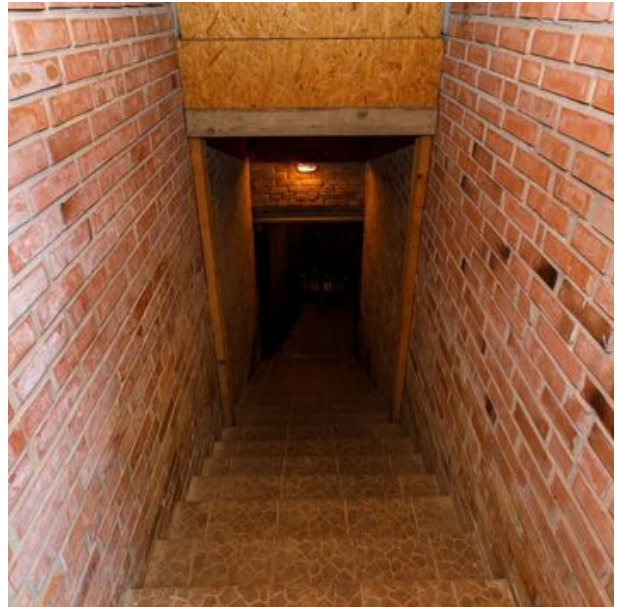
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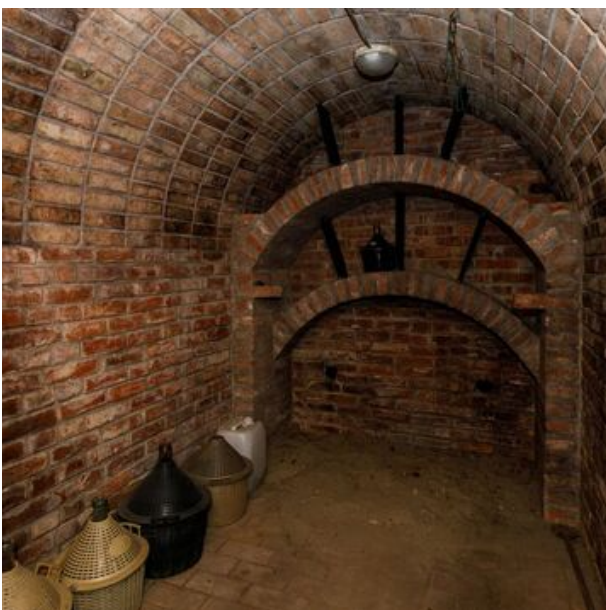
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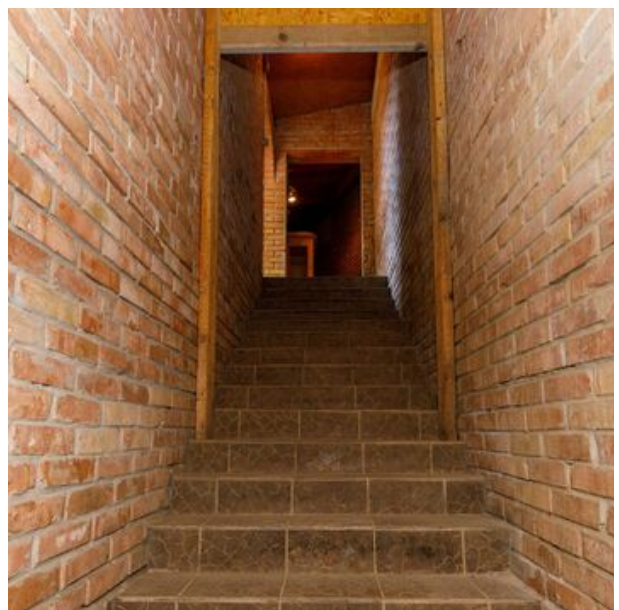
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