



Rarity in the Balaton highlands:
Luxurious farmhouse, lovingly
renovated



Price: 650.000 € (≈
236.145.000 Ft)

Living space: 185 sq. m.

Plot size: 950 sq. m.

Type of house: Farmhouse

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



Property description:

****Luxurious farmhouse for sale in the Balaton Highlands****

We are delighted to be able to offer you an exceptional property in the picturesque Balaton Highlands. This luxurious farmhouse was built in 1870 and extensively renovated with great care and attention to detail in 2017. It is a real rarity that combines the charm of traditional architecture with modern comfort.

The property extends over a generous 950 m² and offers a living space of 185 m². It impresses with its well-thought-out room layout with a total of four rooms, including four bathrooms, a bright living room and two well-equipped kitchens. In addition, there are four storage rooms at your disposal, which offer plenty of storage space.

The outdoor area of the property is a real highlight. A picturesque garden lake invites you to relax and linger, while a stylish outdoor bar offers the ideal place for social gatherings. The air-conditioned wine cellar is not only a practical addition, but also a special space for wine lovers and connoisseurs.

The location of the property is also advantageous. Only 3 km from Lake Balaton, you can enjoy the proximity to the water and the numerous leisure opportunities that Lake Balaton has to offer. In addition, the well-known spa town of Hévíz can be reached in just 50 minutes, giving you access to the famous thermal springs and wellness offers.

If you are looking for a unique home that offers both relaxation and a variety of activities in the area, then this farmhouse in the Balaton Highlands is the perfect choice. Do not hesitate to contact us for more information or to arrange a viewing. Discover your dream property - a combination of tradition, luxury and undisturbed nature awaits you!

Furnishings:

Sewer connected
Gas connected
Fireplace
Central gas heating
So
Tap water connected
Electricity is connected

Location:	From Lake Balaton: 3 km, 2 minutes. From Hévíz seaside spa: 44.4 km, 50 minutes.
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 - Registering a residential card, how does that 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 - 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



























































