



Detached house on Lake Balaton / Hungary (AAA)

Price:	445.000 € (≈ 161.668.500 Ft)
Living space:	250 sq. m.
Plot size:	848 sq. m.
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

This property is located in a quiet, peaceful environment, away from the noise of the street. The house is surrounded by a garden full of fruit trees, which provides a green area suitable for relaxation. The plot size is 848 m², which can be expanded by another adjacent plot of 940 m², with a separate entrance and even suitable for the construction of another building.

75% of the house has a basement, the basement part is dry and well usable. It has a party room, a gym and an area with a bathroom and laundry room. Heating is provided by a wood boiler, but gas heating is also prepared.

On the ground floor there is a spacious living room, which has a direct connection to two terraces, thus giving you the opportunity to relax on the sunny and shady side. On this level there are two more bedrooms, a bathroom and a guest toilet.

Upstairs there are four more bedrooms and two bathrooms with their own balcony with partial views of Lake Balaton.

This property is an ideal choice for larger families or even as a two-generation home and offers an excellent basis for further expansion and individual design.

Furnishings:

Sewer connected
Gas connected
Tap water connected
Electricity is connected

Location:

From Balaton: 0 km, 0 min.
From Hévíz seaside spa: 12 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:

- Changes to energy supplier registration 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
- 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
- Involvement of an English-speaking notary (lawyer)
- 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

















