



## New large family house (AAA)

|                  |                                                 |
|------------------|-------------------------------------------------|
| Price:           | 202.000 € (≈<br>73.386.600 Ft)                  |
| Living space:    | 150 sq. m.                                      |
| Plot size:       | 1.858 sq. m.                                    |
| Type of house:   | Country house                                   |
| Commission Rate: | 1.27% of the<br>purchase price<br>including VAT |



Property description:

New house in a quiet part of a beautiful village, Segesd.

The 150m<sup>2</sup> house was built in 2008 on a 1858m<sup>2</sup> plot.

You enter the house via an 8m<sup>2</sup> terrace and get into the hallway, where clothes and shoes can be stored in built-in cupboards. From the hallway, the garage and a boiler room open to the left. It is very practical that you enter the courtyard or garage through electric gates and from there you can go straight into the house.

Opposite the hallway there is a spacious living room. From the living room there is a kitchen with dining room and pantry. The living room opens to the other rooms: 3 rooms, a separate toilet and a bathroom with shower and bathtub.

From the living room to the courtyard you reach a 25 m<sup>2</sup> covered terrace.

The house also has an 8 m<sup>2</sup> storage room.

In the well-kept garden opposite the terrace there is a developed barbecue, a small garden pond, a mobile garage and fruit trees: apples, pears, cherries, peaches, hazelnuts, etc.

The entrance gate has a camera access control system.

Utilities: water, electricity, gas, sewage

Heating: gas and wood central heating with underfloor heating + 2 cooling-heating air conditioning systems

The price of the property: 199,500 euros. VHB including furniture and appliances

Furnishings:

All connections available

Location:

The village is located 12 km from the thermal bath and has more than 2,500 inhabitants.

In the village you can easily do your daily shopping, there is a bus stop, a school and a kindergarten, a restaurant as well as a doctor's office and pharmacy.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 ownership rights</li> <li>- mediation of a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example)</li> <li>- a German-language translation of the purchase contract</li> <li>- all changes of registration of utilities 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:               | <p>Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on <a href="http://www.ungarn.online">www.ungarn.online</a></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Create an application in which you describe exactly which property is desired on the page <a href="https://ogy.de/gesuch">https://ogy.de/gesuch</a></li> <li>- Suggestions for suitable properties from various channels and from private sellers until you have found the right property</li> <li>- Joint inspection of your dream property &amp; Risk assessment by our building expert &amp; Energy advisor (within a radius of Héviz   Keszthely 30 km)</li> </ul> |

- 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)



Ashampoo Snap Sunday, November hms















