



Exceptional new villa with lake view
on the northern shore of Lake Balaton



Price:	1.100.000 € (≈ 399.960.000 Ft)
Living space:	338 sq. m.
Plot size:	1.656 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% incl. VAT, Subject to commission: yes



Property description:

This newly built villa will delight you!

- Fully fenced and low-maintenance garden
- Heated pool and outdoor sauna
- Huge terrace with mobile shading
- Double garage
- State-of-the-art heating and cooling technology
- Large living area with open-plan kitchen and state-of-the-art MIELE appliances
- Guest apartment with en-suite bathroom
- 2 bedrooms upstairs
- Large bathroom with infrared sauna
- Large roof terrace with whirlpool

The property is equipped with an alarm system, door sensors, and a camera system, as well as electric aluminum shutters and mosquito nets.

The power supply is supported by a 15 kW solar system, making the building virtually self-sufficient.

Heating and cooling are provided by an automatic heat pump, underfloor heating, and ceiling cooling.

The temperature of the rooms can be controlled separately. The true gem of the wellness area is the three-person whirlpool, built into the terrace, with panoramic views of Lake Balaton. The Umbroll climate-controlled pergola also provides shade on the terrace above.

Furnishings:

Complete equipment

Location:

4.5 km north of Lake Balaton

Miscellaneous:

Check out our general index on emigrating to Hungary!

On our homepage, you'll find the most important information for living in Hungary, listed alphabetically, including:

- Changing your energy provider's registration when buying a house in Hungary

- How does it work: Registering a residence card?
- Are caravans allowed on your own property in Hungary?
- Building regulations in Hungary

And much more

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 Hévíz | 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

























