



Large house in a nice location offers enormous potential (BCA)

Price:	59.000 € (≈ 21.494.290 Ft)
Living space:	105 sq. m.
Plot size:	4.800 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:	This house, in need of renovation, impresses with its fundamentally solid construction and can be restored into a real gem. The foundation is sound, and the room layout also offers plenty of design flexibility. The relatively wide property, with its large underground cellar, offers many opportunities for self-sufficiency.
Furnishings:	All connections on the street
Miscellaneous:	Whether you're looking to buy a house in Hungary or sell a property in Hungary, Immocenter Hungary is the right local partner for you! Pay attention to our unique A-B-C classification of properties at the beginning of the property heading! Explanation on our homepage! Have you found a house and want to know if the offer is acceptable? Often there's a "foreigner surcharge" or hidden defects. Let our building surveyor inspect the house and verify the purchase price. After the "as seen" sale, complaints about defects are virtually unenforceable. You can enter into a consulting contract with us upon request! This service is not tied to a specific property, is voluntary, and includes the following: * Creating an application in which you describe exactly which property you're looking for * Suggesting suitable properties until you find the right one * Joint viewing of your desired properties; Risk assessment by our construction expert/energy consultant (within a 50 km radius of Héviz Keszthely) * Assistance with all purchase formalities * Selection of a German-speaking notary (attorney)

* German translation of the purchase agreement & German-speaking attorney

* Re-registration of all utilities such as electricity, water, gas, etc.

* Property maintenance during your absence

Commission Rate:

As the buyer of this property, you will pay 2.54% including Hungarian VAT of the purchase price upon presentation of the invoice and signing the purchase agreement. This price includes:

- Land registry review for encumbrances and owner's rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes 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>

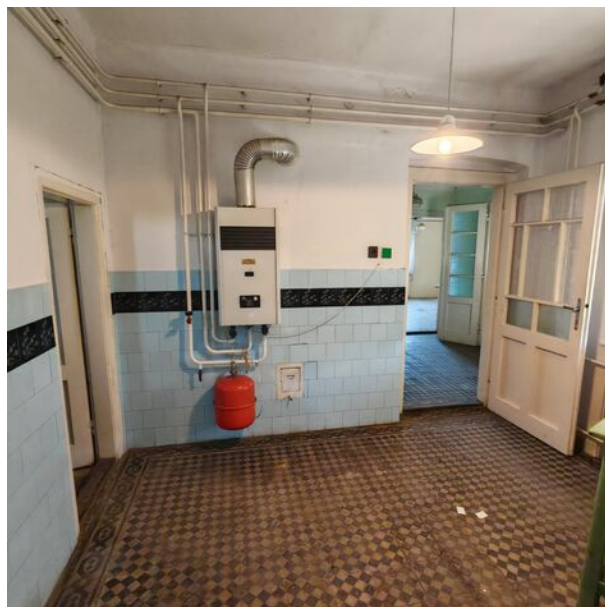
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase 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)

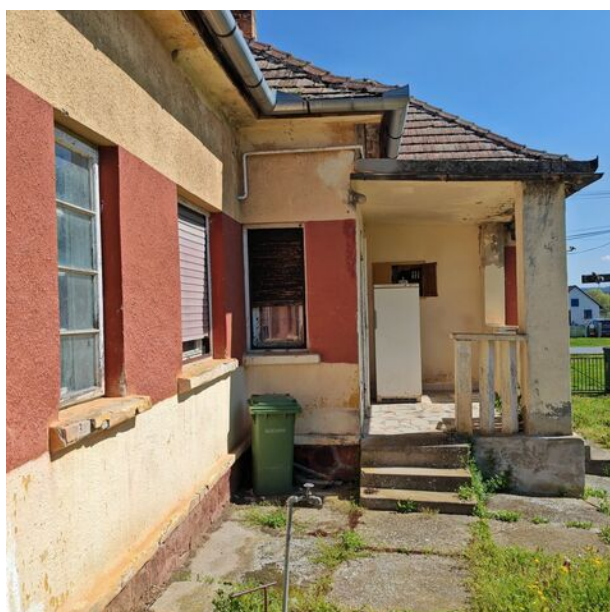
You can find many more of our properties at:
www.immocenter-ungarn.com









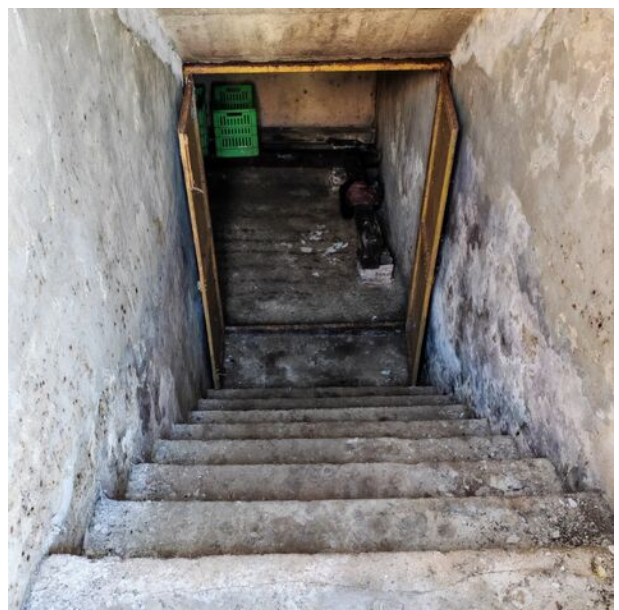




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