

3-story family house in a preferred,  
quiet residential area near Hévíz  
Thermal Bath...

|                |                                |
|----------------|--------------------------------|
| Price:         | 204.500 € (≈<br>74.501.395 Ft) |
| Living space:  | 260 sq. m.                     |
| Plot size:     | 850 sq. m.                     |
| Type of house: | Townhouse                      |



Property description:

A great opportunity for a large house near the world-famous thermal spa town of Hévíz and Lake Balaton.

This three-story house offers a tremendous amount of living space on an easy-care plot and can be moved into promptly.

The roof is new, and apart from a few cosmetic repairs, there is no significant renovation work to be done.

The rooms in detail:

Ground floor:

- a hair salon
- bathroom/toilet
- lounge
- bedroom
- boiler room
- garage

First floor (ground floor)

- hallway
- living room
- kitchen
- large terrace
- 2 bedrooms
- bathroom
- guest toilet

Upper floor:

- staircase
- large living area with kitchenette (needs renovation)
- 3 bedrooms
- bathroom

Furnishings:

All connections available

Location: 3 km west of the thermal baths of Hévíz  
10 km west of Lake Balaton / Keszthely

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 title! 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:

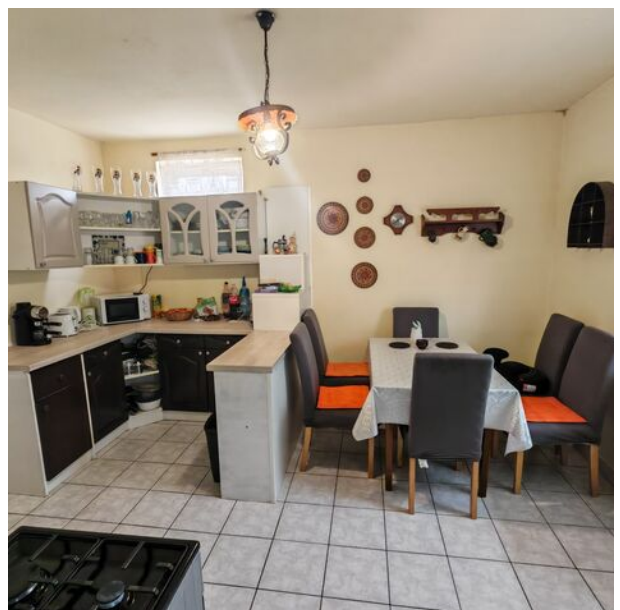
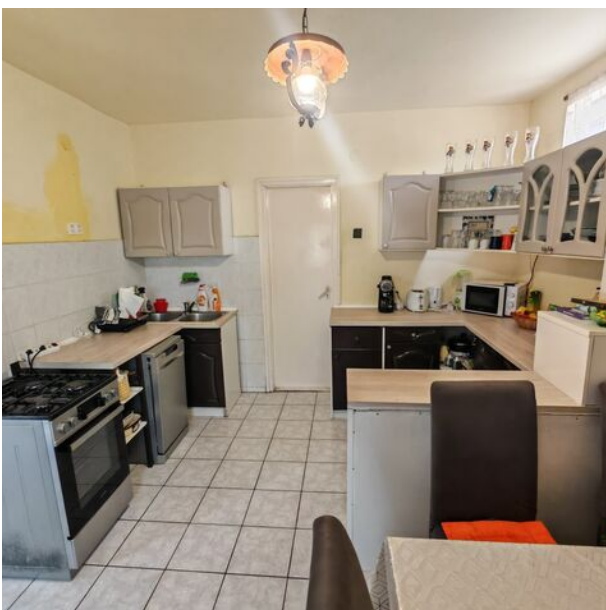
- \* Creating an application in which you describe exactly which property you're looking for
- \* Suggesting suitable properties until you find the right one
- \* Joint viewing of your desired properties; Risk assessment by our construction expert/energy consultant (within a 50 km radius of Hévíz | Keszthely)
- \* 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

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|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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:               | <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> <li>- Support in handling all purchase formalities</li> <li>- ion of an English-speaking notary (layer)</li> <li>- English sales contract translation</li> <li>- Re-registration of all providers such as electricity, water, gas etc.</li> <li>- Housekeeping during your absence</li> </ul> |

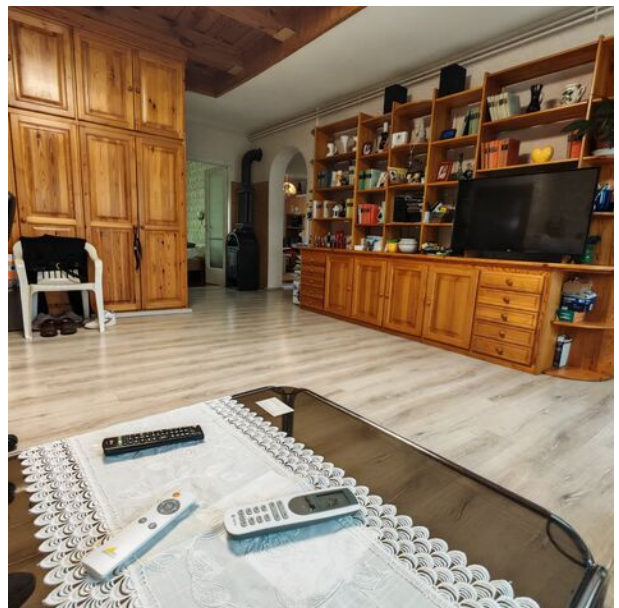
At the following fixed price:

- 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)

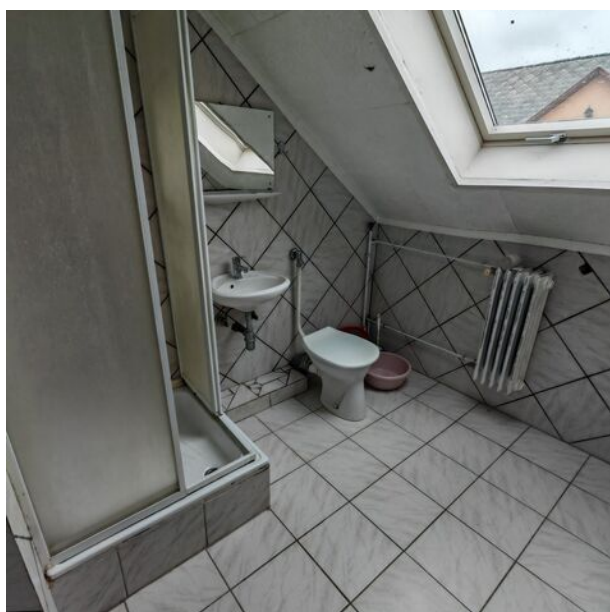
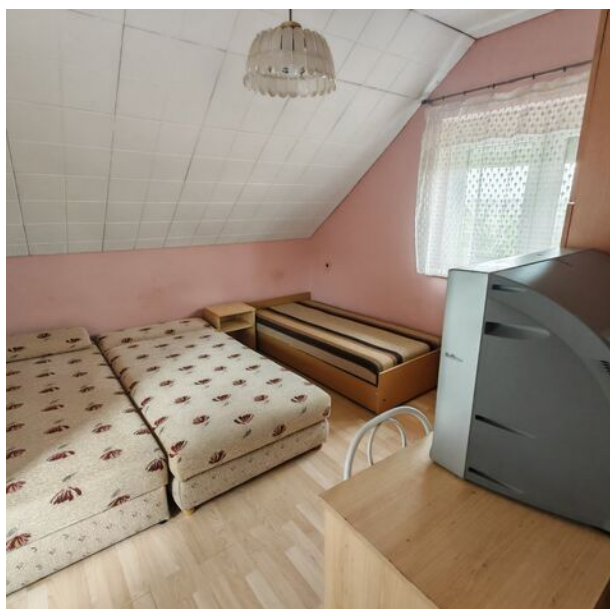


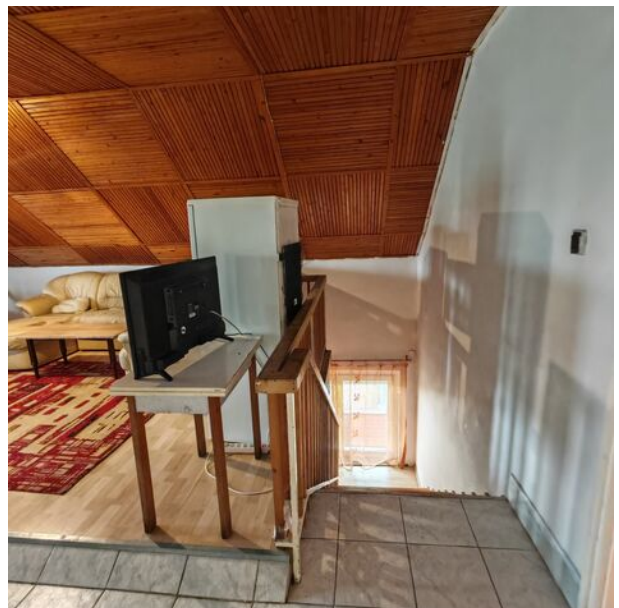
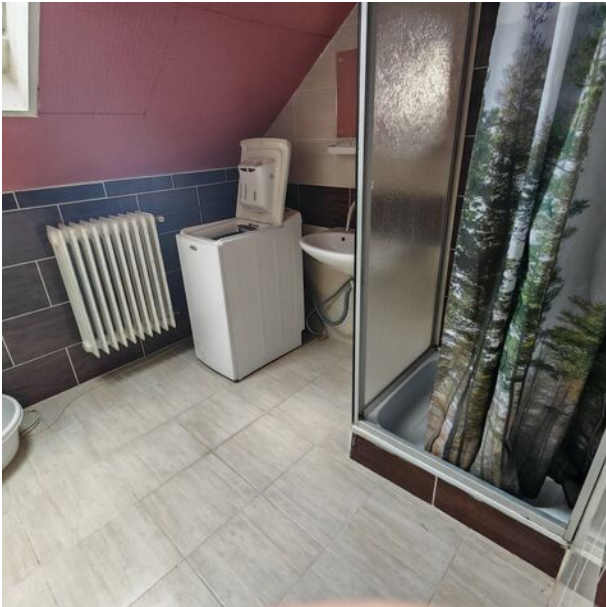














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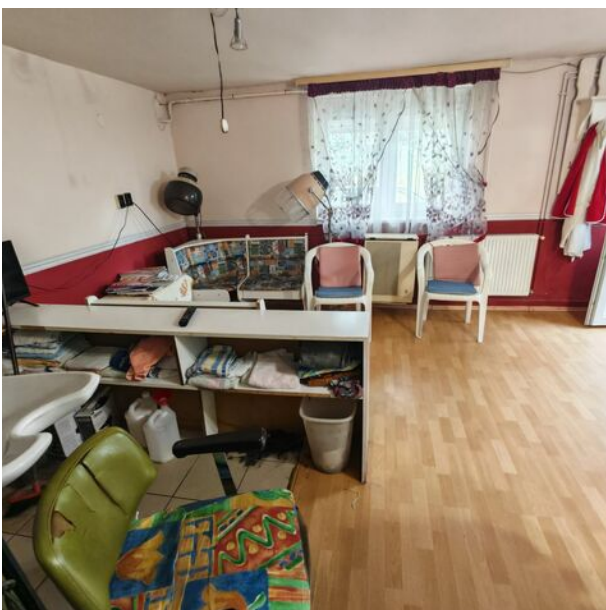
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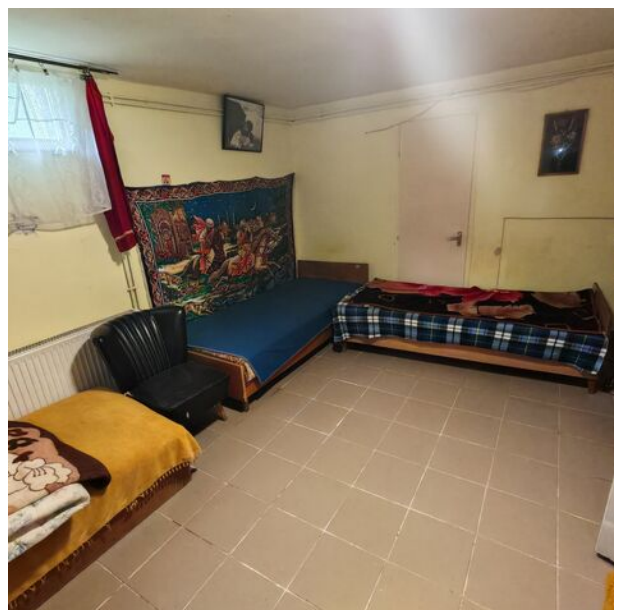
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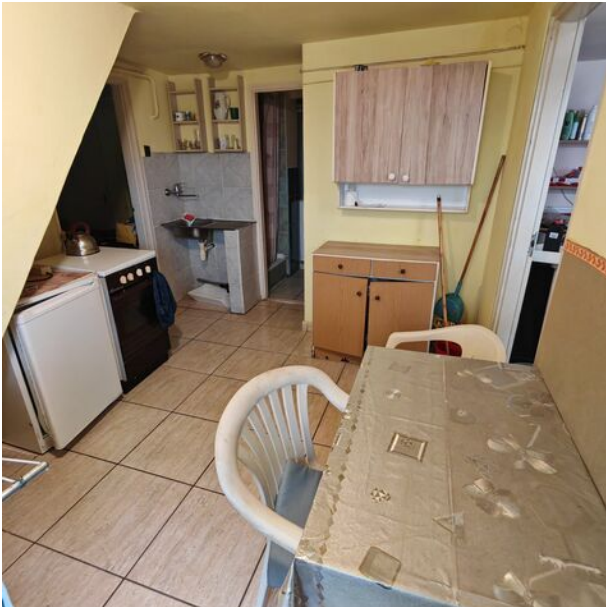
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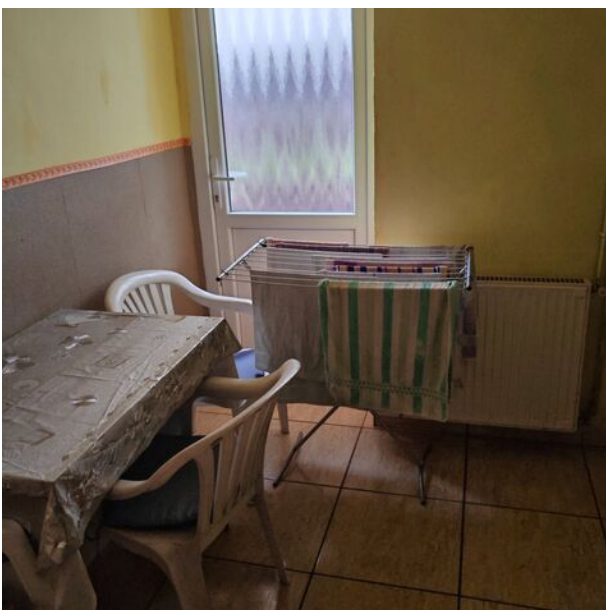
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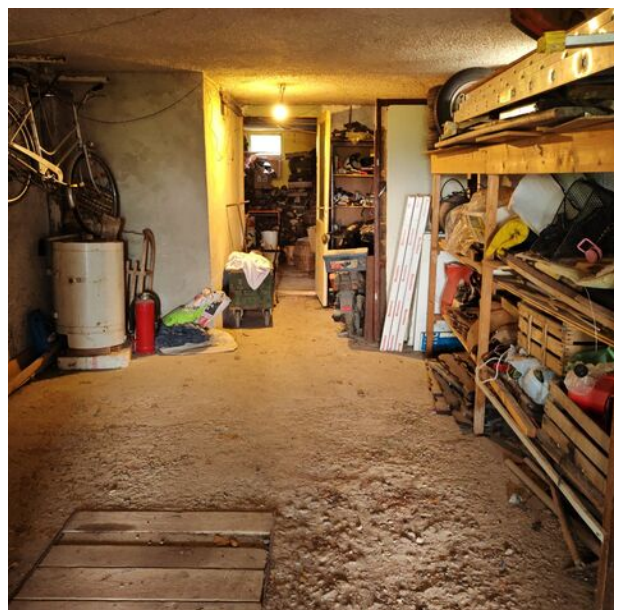
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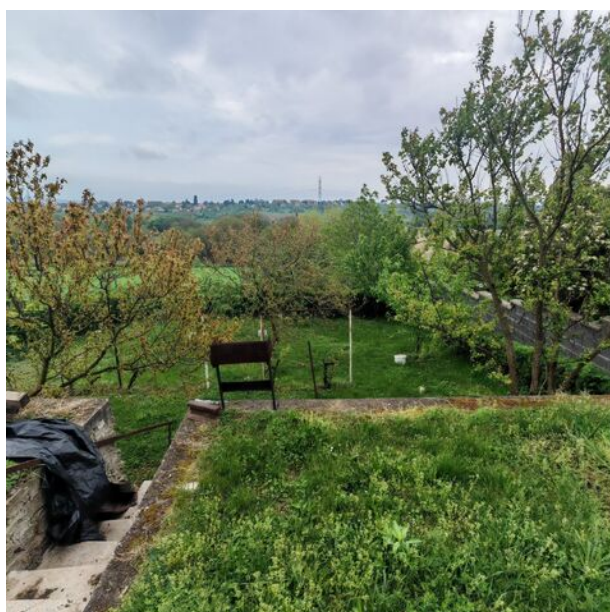
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