



## Nature Village Balaton: Realize your dream of self-sufficient living



|                  |                                                                                   |
|------------------|-----------------------------------------------------------------------------------|
| Price:           | 239.000 € (≈<br>86.828.700 Ft)                                                    |
| Living space:    | 133 sq. m.                                                                        |
| Plot size:       | 1.200 sq. m.                                                                      |
| Type of house:   | Bungalow                                                                          |
| Commission Rate: | 1.27% of the<br>purchase price<br>including VAT,<br>Subject to<br>commission: yes |



**Property description:**

Balaton Nature Village is a 3-hectare, gated community located on a hill in the picturesque village of Lengyeltóti, just 20 minutes south of Lake Balaton.

Our residents are nature-loving people of all ages and nationalities. Our community concept is simple and based on a nature-oriented lifestyle – on the things that truly matter and make our lives more meaningful and healthier:

- Direct access to nature
- Active living
- Peace and serenity
- Like-minded neighbors
- Regionally produced organic food
- Social contacts

Balaton Nature Village is a small community where everyone has friendly neighbors with a similar philosophy of life – a place where residents meet for shared activities or are simply there for each other when needed.

The community, consisting of Germans, Austrians, Hungarians, Dutch, and others, has a large organic garden where residents can purchase seasonal vegetables and fruit. There is also a beautiful natural swimming pond and a wood-fired sauna – a wonderful place to enjoy the sunset over Lake Balaton.

#### HOUSES FOR SALE

Naturdorf Balaton offers a total of 17 beautiful building plots priced at €25/m<sup>2</sup> – ranging in size from 1,119 to 1,911m<sup>2</sup>. We offer two main types of high-quality, barrier-free houses with one, two, or three bedrooms, built turnkey by our construction company.

Interior and exterior modifications can be discussed and are possible in most cases. The houses are built individually to measure – they can be larger or smaller and can be equipped with or without a garage and terrace.

We offer turnkey construction:

Triple-glazed windows with electric shutters and mosquito nets (Internorm –

Austrian quality windows and doors)  
 Underfloor heating (Rehau)  
 Central heating via air-to-water heat pump  
 High-quality, fully equipped bathrooms  
 Well-designed kitchen including appliances  
 Floor coverings of your choice (tiles, wood, etc.)  
 Air conditioning (cooling & heating)

Prices: from €239,000 (133 m<sup>2</sup>; one bedroom with garage & terrace, excluding land).

**Commission Rate:** As a buyer, you will pay 2.54% including Hungarian VAT for this property upon receipt of the invoice and upon signing the purchase agreement. This price includes:

- review of the land register for encumbrances and owner rights
- provision of a German-speaking lawyer (in Hungary, lawyers certify 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](http://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 (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)





























