



New detached house near Lake Balaton at a fair price (AAA-WH2154)



Price:	249.500 € (≈ 90.718.200 Ft)
Living space:	145 sq. m.
Plot size:	1.050 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

The house is located on a side street off the main road and is ideal for retirees, large families, dogs, or couples.

Thanks to its barrier-free access, this house is even wheelchair and walker-accessible and easily accessible from all sides.

The living space is approximately 145 square meters on a barrier-free ground floor. The room layout can be found in the enclosed floor plan.

There is also an attic that is easily accessible from the outside, offering plenty of space for a possible house clearance or for converting into another apartment of approximately 90 square meters for personal use or as a vacation apartment.

The property is heated by four different air conditioning systems and also has a wood-burning fireplace.

The living environment is very pleasant thanks to its exterior insulation and wooden flooring.

In winter, the warmth enters the living room beautifully through the south-facing glass front, like in a winter garden. The remaining facade paint and a small portion of the outdoor area still need to be completed by the buyer.

The approximately 600 square meter, flat garden invites you to play and plant plants and is also very popular with dogs.

The entire property is fenced, and there are friendly neighbors who also have dogs.

Furnishings:

All connections available

Location:

Lake Balaton and the nearest beach are only about 8 km away. The spa town of Hévíz is about 7 km away, as is the beautiful capital of Lake Balaton, Keszthely, where you'll also find all kinds of shopping opportunities.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: ImmoCenter Hungary is your competent and trustworthy local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security before you buy

Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, the "sold as seen" principle usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German purchase agreement translation and support from a German-speaking lawyer
- Support with re-registering for electricity, gas, water, etc.
- Upon request: reliable property management during your absence

ImmoCenter Hungary – safe, competent, and always by your side.

We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate: As a buyer, you will pay 1.27% 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

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
- Provision of an English-speaking notary (lawyer)
- 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







