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Property ID44073

Historic villa on the edge of Lake Balaton wants to be awakened from its slumber (ACA...

Price:	200.000 € (≈ 72.720.000 Ft)
Living space:	587 sq. m.
Plot size:	4.630 sq. m.
Type of house:	Manor
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

Cserszegtomaj (Balaton West): Historic villa with large wine cellar – 587 m² living space, 4,630 m² land, 9 rooms – "Sleeping Beauty" project in a prime location
Facts & Figures

Address/Region: 8372 Cserszegtomaj, Zala County (Balaton West)

Purchase price: €325,000

Living space: approx. 587 m² · Land: approx. 4,630 m²

Rooms: 9

Building type: Manor house / historic villa

Status: in need of renovation / renovation project

Special feature: large wine cellar with barrel capacity > 20,000 liters
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Property description

This unique villa on the edge of Lake Balaton entices with plenty of history, space, and substance – the perfect project for For anyone seeking to revive a house with character. The approximately 587 m² of living/usable space is spread across 9 rooms and offers ample space for family living, guests, a studio, or seminars. The centerpiece for connoisseurs is the spacious wine cellar (barrel capacity over 20,000 liters) – ideal for a private wine shop, tasting room, or event use. The property stands solidly on a large plot (approx. 4,630 m²) and is waiting to be carefully brought into the present.

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Location & Surroundings

Cserszegtomaj is located between Hévíz and Keszthely on the western shore of Lake Balaton – one of Hungary's most sought-after residential and holiday regions. Thermal spas, the lake, the marina, restaurants, and shopping are within

a short drive – the perfect setting for a lifestyle, vacation, or upscale living in the countryside. (Information provided by the seller.)
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Who is this property suitable for?

Expats & large families: plenty of space, large garden, charming historic building

Investors & visionaries: potential for a boutique residence, guest house, art & event venue (subject to approval)

Wine & connoisseurs: historic wine cellar as a stage for a private wine shop / tastings

Highlights at a glance

Historic villa with charm & history

587 m² living/usable space · 9 rooms

4,630 m² plot – space for a garden concept, park, pool

Exceptional wine cellar (> 20,000 L)

Rare opportunity on the edge of Lake Balaton – in need of renovation with plenty of potential
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Notes & Service

All information provided by the seller; Subject to errors and prior sale. Prices in euros are for guidance only and may vary slightly depending on the exchange rate. We are happy to assist you with project/renovation schedules, contacts to specialist companies, and German-language purchase processing.

Location:

Cserszegtomaj is an attractive, tranquil town located near Hévíz and Keszthely on the western shore of Lake Balaton. Its slightly elevated position offers beautiful views of the surrounding countryside and, in some places, even the lake itself.

The town is particularly popular with visitors and expats who appreciate a relaxed living and vacation atmosphere. Cserszegtomaj combines living close to nature with excellent infrastructure: thermal baths, shopping facilities, restaurants, and leisure activities are all within easy reach.

The surrounding area offers ideal conditions for walks, hikes, bike rides, and relaxing days at Lake Balaton or in the thermal lake of Hévíz.

Distances

To Vienna: approx. 175 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 5 km
Travel time: approx. 8–10 minutes
Cserszegtomaj is therefore ideally suited for a peaceful stay near Hévíz and Keszthely – perfect for relaxation, wellness, and Lake Balaton experiences.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.

- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 1.27% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)

- A German translation of the purchase agreement
- All utility transfers such as electricity, gas, water, waste disposal, 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)

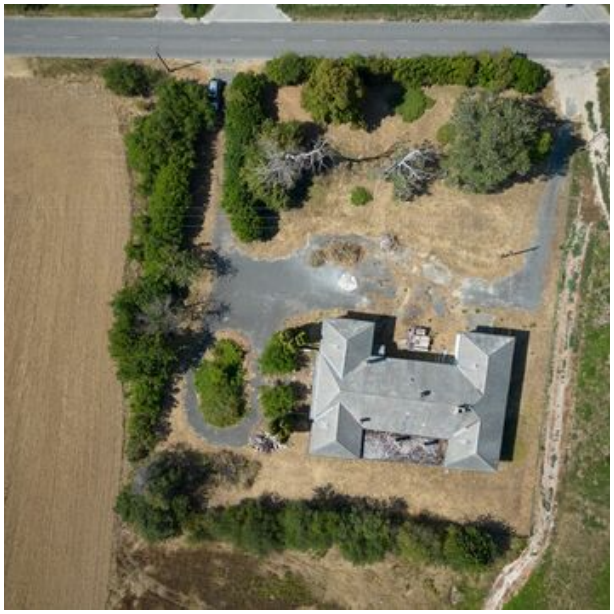
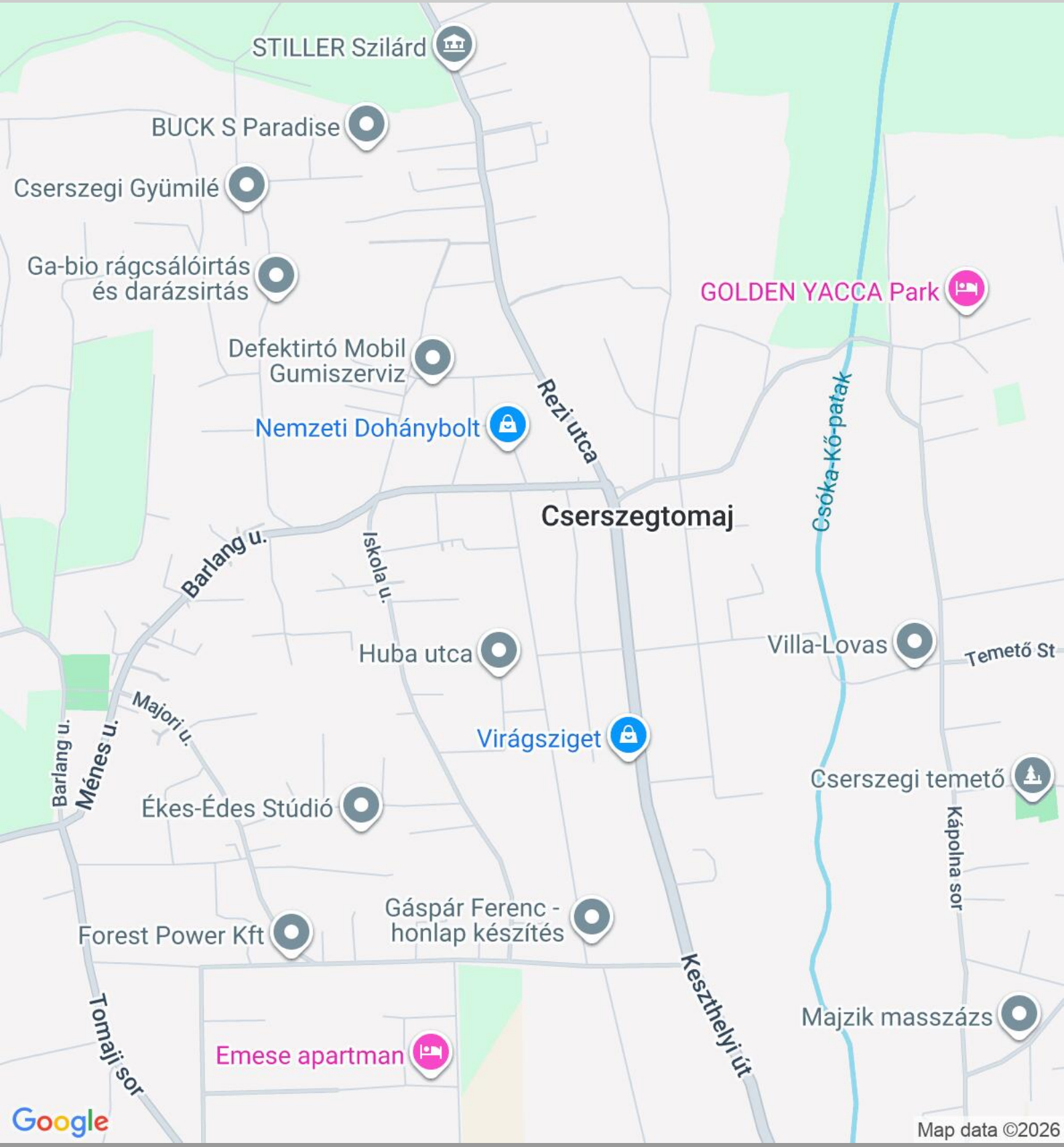
- English sales contract translation

- 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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