



Property IDWH6922

(AAA) Large country house in a quiet location on the north shore

Price:	560.000 € (≈ 204.013.600 Ft)
Living space:	200 sq. m.
Plot size:	1.500 sq. m.
Type of house:	Apartment building
Commission Rate:	Direct contact with the seller 3,00 €, Subject to commission: no



Property description:

Two-family house in Hungary, in Gyenesdiás, a few kilometers outside of Keszthely.

Located on an elevated position and surrounded by modern single-family homes, the house was built in 1985 using solid brick construction.

It has a living area of approximately 200m² and is divided into two levels. These two levels can also be used separately, as there are two entrances. The house has a full basement, including a garage in the basement. The basement is completely dry and free of moisture. Heating is provided by a gas boiler and a central heating system with solid fuels.

Layout:

The ground floor features a spacious living room with direct access to the terrace, a bedroom, a dining room, a fully equipped kitchen, a bathroom and a separate toilet, as well as a utility room, an anteroom, and a storage room. There is also an exit to the terrace with a view of Lake Balaton. A staircase leads to the upper floor, where there are four bedrooms with two balconies, another large room that could be used as a kitchen, a bathroom with a toilet, and a separate toilet. The entrance hall offers ample storage space.

The basement houses the garage, several additional storage rooms, and the solid-fuel central heating system. The basement is completely dry.

The overall condition of the house is very good.

Location

Very good infrastructure is in place.

Gyenesdiás has excellent infrastructure and is very popular with tourists from Hungary and abroad.

The house is just a few hundred meters from the beach. The cozy local Hungarian restaurants are outstanding and very popular.

The property, with its approximately 1500m², is full of fruit trees, apricots, figs, and apples. It is ideal for self-sufficiency.

Furnishings:

All connections available

Location:

Gyenesdiás – Family Beach, Forests & Balaton Views near Keszthely

Gyenesdiás is located on the northern shore of Lake Balaton, right next to Keszthely. The town combines fine sandy, family-friendly beaches (e.g., Diási Játékstrand with play and sports areas) with plenty of greenery in the Keszthely Mountains: easy hiking trails to the Festetics Observation Tower, the Nagymező picnic area, mountain bike trails, and the Festetics-Imre Animal and Nature Park. In the evening: sundowners on the pier or ice cream in the town center – a cozy, uncrowded Balaton atmosphere.

Distances (by road, approx.)

Vienna ↔ Gyenesdiás: ~220 km (≈ 2 h 45 min)

Budapest ↔ Gyenesdiás: ~190 km (≈ 2 h) via the M7

Keszthely ↔ Gyenesdiás: ~3 km – practically "around the corner"

Tip: Combine a morning at the beach in Gyenesdiás with a stroll through Keszthely's Old Town and Festetics Castle – all within a few minutes' reach.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted 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? Our certified building expert will thoroughly inspect your dream property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" 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!

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

