



One of the most unique panoramic properties in Badacsonytomaj and on the north shore



Price:	450.700 € (≈ 163.874.520 Ft)
Living space:	186 sq. m.
Plot size:	1.500 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

One of the most unique panoramic properties in Badacsonytomaj and on the north shore is for sale!

If you're looking for a true panorama of Lake Balaton and not just a house with a "view," this property is guaranteed to impress you. The spacious, open-plan living room and terrace offer unparalleled views, almost making you feel like Lake Balaton belongs to us, or at least our home! The vast glass surfaces and the spacious panoramic terrace create a direct connection to the landscape, offering a feeling of being close to nature in every season.

The unique architectural solutions and the special interior height of the building convey an extremely elegant sense of space – it's an extraordinary feeling to enter this house! The living space on two levels offers comfortable accommodation for two generations or guests: there's a bathroom and bedroom on both levels, and there are several rooms whose function can be freely adapted!

Thanks to Badacsonytomaj's terraced terrain, both levels of the house have direct access to the garden, allowing nature and the house to form an organic unit.

The 1519 m², beautifully landscaped garden creates the impression of a true Garden of Eden, full of ornamental plants, shrubs, and trees. At the same time, the property is easily accessible via a paved road, allowing even less experienced residents, even in flat terrain, to easily drive up by car.

The current form of the house was designed by the owners in 2005 and built using durable, high-quality materials.

The rooms on the lower floor include a spacious double bedroom with terrace access, a bathroom with shower, a studio, and storage rooms, which may also have other functions in the future. A sturdy, comfortable wooden staircase leads to the upper floor, where there is a spacious living room with double glass doors, a cozy hallway, a spacious bedroom, a bathroom with bathtub, and an eat-in kitchen.

Wood-burning stoves on both levels provide atmosphere and warmth on cooler days. All utilities are available in the house, except for gas. A gazebo, covered

terraces, and covered parking in the garden complete this special house or holiday home.

The shores of Lake Balaton and the nearest beach are a 10-minute walk away, and the central beach in Badacsony is also just a few minutes away by car. Would you like to arrive by long-distance bus or train? That's no problem either; the train stations are also a 10-minute walk from the property! Peace and comfort are guaranteed for you and your family at this property.

We recommend it to anyone looking for more than just a house, but a way of life: tranquility, a true panorama of Lake Balaton, and an idyllic atmosphere near the majestic basalt cliffs of Badacsony.

Furnishings:

All connections available

Location:

Badacsonytomaj – Wine, Volcanic Hills & Balaton Panorama

Badacsonytomaj lies on the northern shore of Lake Balaton at the foot of the striking basalt mountain Badacsony. The small town is a dream for connoisseurs: terraced vineyards, small wineries, and wine taverns with views over the lake. Those looking for something active can hike the Kisfaludy Panorama Trail up to the cliffs and viewpoints, cycle along the Balaton Cycle Path, or take the ferry to Fonyód in summer. Down on the shore, there's a lido, boat rentals, SUP, and sailing; in the evening, enjoy sundowners on the vineyard terrace – with perhaps the most beautiful sunset on Lake Balaton.

Distances (by road, approx.)

Vienna ↔ Badacsonytomaj: ≈ 235–245 km (approx. 3–3.5 hours, route via A2/S31 → M86/84 → road 71)

Budapest ↔ Badacsonytomaj: ≈ 165–175 km (approx. 2–2.5 hours, mostly M7 + 71)

Keszthely ↔ Badacsonytomaj: ≈ 25–28 km (approx. 30–35 minutes)

Tip: Perfect day: a vineyard tour with a view in the morning, swimming and

SUPing on the beach in the afternoon – and a tasting high above the lake at sunset.

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!

Commission Rate:	As a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and 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 notarize 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

- 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















