



Property IDFB3509



(AAA) Prefabricated house with plot directly at the thermal bath :-)



Price:	80.000 € (≈ 29.210.400 Ft)
Living space:	41 sq. m.
Plot size:	1.000 sq. m.
Type of house:	Finca
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

This is a two-year-old, 41.3-square-meter, insulated, year-round lightweight house with a covered terrace of approximately 15 square meters. It features a spacious living room, a kitchen, a large bathroom, and a comfortable 12-square-meter bedroom.

The house is equipped with air conditioning and programmable Nobu thermostat electric radiators. An additional bedroom can be created if required.

If interested, the house itself is for sale for €42,900. Transport by truck is possible; shipping costs are borne by the buyer!

5 MINUTES (5 kilometers) FROM LAKE BALATON

The plot is flat, fenced, has all utilities, and is approximately half a meter above street level. The buildability is 30%, with the possibility of building up to two main buildings.

If you are interested, the neighboring property with similar parameters, also owned by the owner, and a house, is also for sale!

Furnishings:

All connections available

Location:

In Csisztapuszta, near the Csisztafürdő Thermal Spa (a 5-minute walk) and next to the Balaton Cycle Path (just a 15-18 minute leisurely bike ride to the Fonyód lakeside promenade), a nearly 1000 square meter building plot with all utilities (water, sewage, electricity – separate night service, cheaper electricity too) is for sale.

The M7 motorway junction is 6-7 minutes away, Budapest is 150 km away, and the Austrian border is about 140 kilometers away.

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









