



Solid, bright and spacious
single-family house in a good location
(AAA-33772)



Price:	315.000 € (≈ 114.439.500 Ft)
Living space:	160 sq. m.
Plot size:	2.100 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price, Subject to commission: yes



Property description:

Solid, bright and spacious detached house from 2005, which extends over three levels:

- Ground floor: large living-dining room with integrated, spacious kitchen, direct connection to the garden; bathroom with shower; utility room with washing machine and gas central heating boiler.
- First floor: 2 bedrooms with floor-to-ceiling windows; bathroom with shower.
- Attic: bright living-bedroom with kitchenette and bathroom with shower.

Both living rooms have fireplace preparation, so that the installation of a fireplace or a stove is possible.

Property characteristics:

The 2,100 m² plot is ideally laid out, the first part is suitable for a swimming pool, a garage or parking spaces. The plot is completely fenced, in the garden there is a small tool shed and a sun terrace.

Location:

The property is located on the vineyard hill of Balatongyörök, with a beautiful panoramic view of Lake Balaton, only 1500 meters from the beach.

About the area:

Balatongyörök is located on the northwestern shore of Lake Balaton, surrounded by picturesque vineyards. Nearby is the famous Szépkilátó, which offers one of the most beautiful panoramas of Lake Balaton.

Furnishings:

Duct connected
Gas connected
Central gas heating
Electricity is connected

Location:

Balatongyörök is a picturesque village on the shores of Lake Balaton in Hungary, known for its charming character and stunning landscapes. Nestled between rolling hills and the sparkling waters of the lake, it offers visitors a peaceful escape from the hustle and bustle of everyday life.

The surrounding area is ideal for nature lovers, who have the opportunity to go hiking and cycling through the idyllic countryside. In addition, visitors can explore the local wineries and enjoy Hungarian hospitality in the cozy restaurants.

A highlight of the village is the beach, which allows for numerous recreational activities such as swimming and sunbathing. Balatongyörök also has a lot to offer culturally, with historical sites and traditions contributing to an authentic experience. Whether for a short visit or a longer stay, Balatongyörök is a hidden gem that combines tranquility and beauty.

Miscellaneous:

Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)

* German purchase contract translation & German-speaking lawyer

* Re-registration of all suppliers such as electricity, water, gas, etc.

* Housekeeping during your absence

Commission Rate:

As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the

- checking the land register for encumbrances and ownership rights
- mediation of a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example)
- a German-language translation of the purchase contract
- all changes of registration of utilities 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























