



(ABA) Inn / Restaurant with owner's apartment



Type of object:	Pub
GLA:	430 sq. m.
Guest space:	240 sq. m.
Price:	335.000 €
Commission Rate:	1.27% incl. VAT, Subject to commission: yes



Property description:

Fully equipped restaurant/inn with owner's apartment – 430 m² total area, just minutes from the famous thermal lake

Purchase price: €305.€000 (indicative value according to the supplier in euros).

Property type: Restaurant with owner's apartment.

Total area: approx..430 m².

Dining area: approx..240 m² (dining room / catering area).

Year of manufacture: 1996.

Address: 8380 Hévíz, residential area.

What makes this property special:

Commercial and residential space under one roof: The property combines restaurant/pub space with an owner's apartment in the same building..Ideal for founders who want to keep their fixed costs low because living and working spaces are located together..(Information according to the provider: "Restaurant with owner's apartment").)

Spacious dining area: Approximately 240 m² of pure dining space means room for guests, regulars, groups, and events – so not just a small bistro, but a "real house"..

Solid construction from the 1990s: The building dates back to 1996..This is interesting for Hungary because many restaurants in spa and health resorts are significantly older..A building constructed in 1996 often means better structural integrity, better building services, and a clearer room layout between kitchen, storage, sanitary facilities, dining area, and private area..

Premium location Hévíz: Hévíz is one of Hungary's most renowned spa and wellness resorts – home to the world's largest biologically active, natural thermal lake, where bathing is possible year-round..The lake has warm thermal water all year round, attracts an international audience (spa, wellness, rehabilitation) and

Balaton holidaymakers, and is considered a health magnet of western Hungary..

→ In other words: Tourists and spa guests are present not only in July and August, but practically all year round – perfect for the restaurant industry..

Who is this object suitable for?

1.Emigrant to Hungary with a restaurant idea

Do you want to start a new life in Hungary, but not "just" with a holiday home, but with your own income?

This property offers you:

Existing restaurant

Owner's apartment

Correspondence potential through spa guests, locals, and international visitors in Hévíz.

2.Self-employed / Family business

The house is ideally suited for an owner-operated restaurant, a family business, or a couple working together..The large dining area (approx.(240 m²) can also be used as an event location – z.B.Themed evenings, wine tasting from the Balaton region, Sunday menu for spa guests, brunch offers for long-term holidaymakers, etc..

3.Gastronomy + Living + Marketing from a single source

Immocenter Hungary supports you as a buyer/new business owner not only during the purchase, but also in the steps after the purchase: coordination of tradespeople, dealing with authorities (business registration, hygiene, licenses), utilities/address changes, right up to a robust marketing concept for the grand opening..This means: not standing alone before the municipality, but receiving German-speaking support from Hungarian practitioners..

Hévíz as a location – why gastronomy thrives here:

Year-round destination: Unlike traditional summer resorts, Hévíz relies heavily on spa and rehabilitation guests, i.e., people who stay for several weeks and want to dine out – even in winter..The thermal lake is warm enough for bathing even in the cold season..

International regulars: Hévíz has had a reputation as a spa town for decades..Guests come from Hungary, Germany, Austria, Czech Republic, Slovenia, and increasingly also from medical wellness tourism..This is an affluent clientele who enjoy fine dining, coffee, cake – and sometimes treat themselves to a full meal in the evening..

Proximity to Lake Balaton / Keszthely: Hévíz is located just a few kilometers from the western shore of Lake Balaton..Many holidaymakers from Lake Balaton take "wellness day trips" to Hévíz – and stay for a meal..

That means you have two target groups – traditional tourists (summer) and health/spa guests (year-round)..

According to the provider, the buyer service typically includes the following when purchasing through Immocenter Hungary:

Verification of land registry data and freedom from encumbrances

Referral to a German-speaking Hungarian lawyer (in Hungary, the purchase contract is handled by a lawyer, not a German notary)

German translation of the purchase contract

Transfer of electricity, gas, water, and waste disposal services

Assistance with registrations/permits/business start-up in Hungary

Support with marketing strategy (positioning, target group, public image).

This is a significant risk buffer, especially for founders without Hungarian language skills: You're not on your own..

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)

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