



Property IDCM026-4



(AA) Large family house with practice or office; Everything is possible here!



Price:	328.000 € (≈ 119.162.400 Ft)
Living space:	280 sq. m.
Plot size:	805 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT



Property description:

In Kehidakustány, in a quiet street, near the thermal bath, there is the property with the size of 280 m². The house consists of 3 separate units, the size of the property is 806 m². The house is also not far from Hévíz and the golf course in Zalacsány.

In the part of the building on the street side there used to be a beauty salon, this salon can be newly built or converted into an apartment.

Ground floor: entrance hall (living room), 3 rooms, bathroom - toilet. The upper floor can be reached through a staircase measuring 20 m², where a cloakroom has been installed. On the upper floor there is a huge living room, a kitchen, a dining room, 3 bedrooms and a bathroom - toilet. This residential unit also has a south-facing terrace with a size of 20 m².

A separate apartment is located on the ground floor of the rear part of the house. The premises are as follows: living room, kitchen, dining room, toilet, bathroom, 2 bedrooms and a covered terrace.

The property can be operated as a beauty salon or health services can also be offered here.

Furnishings:

Particularities:

Shopping center
Best quality
Commercial properties
Golf course nearby
Thermal baths nearby

Connections:

Electrically onsite
Gas onsite
Gas central heating
Sewer onsite
Drinking water pipe onsite

Extras:

Internet
parking spot

Location: Distance from Balaton: 21.2 km, 25 min.
Distance from Hévíz: 13.6 km, 17 min.

Miscellaneous: 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 as good as no longer actionable.

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:

- * Please create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- * Proposals 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 consultant (within a radius of Hévíz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than € 50,000 = 1.27% of the purchase price (including VAT)

Purchase price less than € 50,000 = 2.54% of the purchase price (including VAT)

The information about the property is based on information provided by the seller. No guarantee or liability can be assumed for the correctness and completeness of the information. An intermediate sale and mistakes are reserved.

You can find many more of our properties on:

www.immocenter-ungarn.com

The book & quot; Welcome to Hungary & quot; we can highly recommend you if you don't know anything or not much about Hungary: <https://ogy.de/conny>

Commission Rate: As the buyer, you will pay a commission of 1.27% (including Hungarian VAT) of the purchase price for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers, including electricity, gas, water, and waste disposal, etc.

The commission is waived if you book direct contact with the seller.

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.

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- 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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