Property ID BKM010

fenced garden plot

Plot size:	1.583 sq. m.
Price:	4.500 € (≈ 1.636.200 Ft)
May be developed... :	yes
Type of usage:	Living

Property description:	Plot of land, 13 m wide and 120 m long. The plot is located on the hill of the Bodzás vineyard and offers a beautiful view. It is mostly covered with grass and contains two cherry trees and a walnut tree. The front part of the plot is level and then slopes down to the southwest. According to the zoning plan, 3% (47 m²) is buildable. This area can be used for an outbuilding, a cellar, or a caravan. The plot is suitable for a small garden, animal husbandry, agriculture, an orchard, vineyards, etc. Land Registry note: Reclassified garden plot. Therefore, no public tender is required, and the plot can be purchased immediately! Electricity connection: 70 m away. Water and gas connections: 450 m away. Sewer connection: 350 m away.
Location:	30 km south of Győr
Miscellaneous:	Whether you're looking to buy or sell a property in Hungary, Immocenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process. Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage. Property Inspection – Peace of Mind Before You Buy Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly

surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual consultation – personal, independent, and fair

Upon request, you can conclude an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

Detailed recording of your search criteria in a personal search profile
Suggestions of suitable properties – until you find your ideal property
Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)
Support and assistance with all purchase formalities
Referral to a German-speaking notary or lawyer
Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
Assistance with transferring utilities (electricity, gas, water, etc.)
Upon request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you in person and making your dream of owning a property in Hungary a reality!

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)

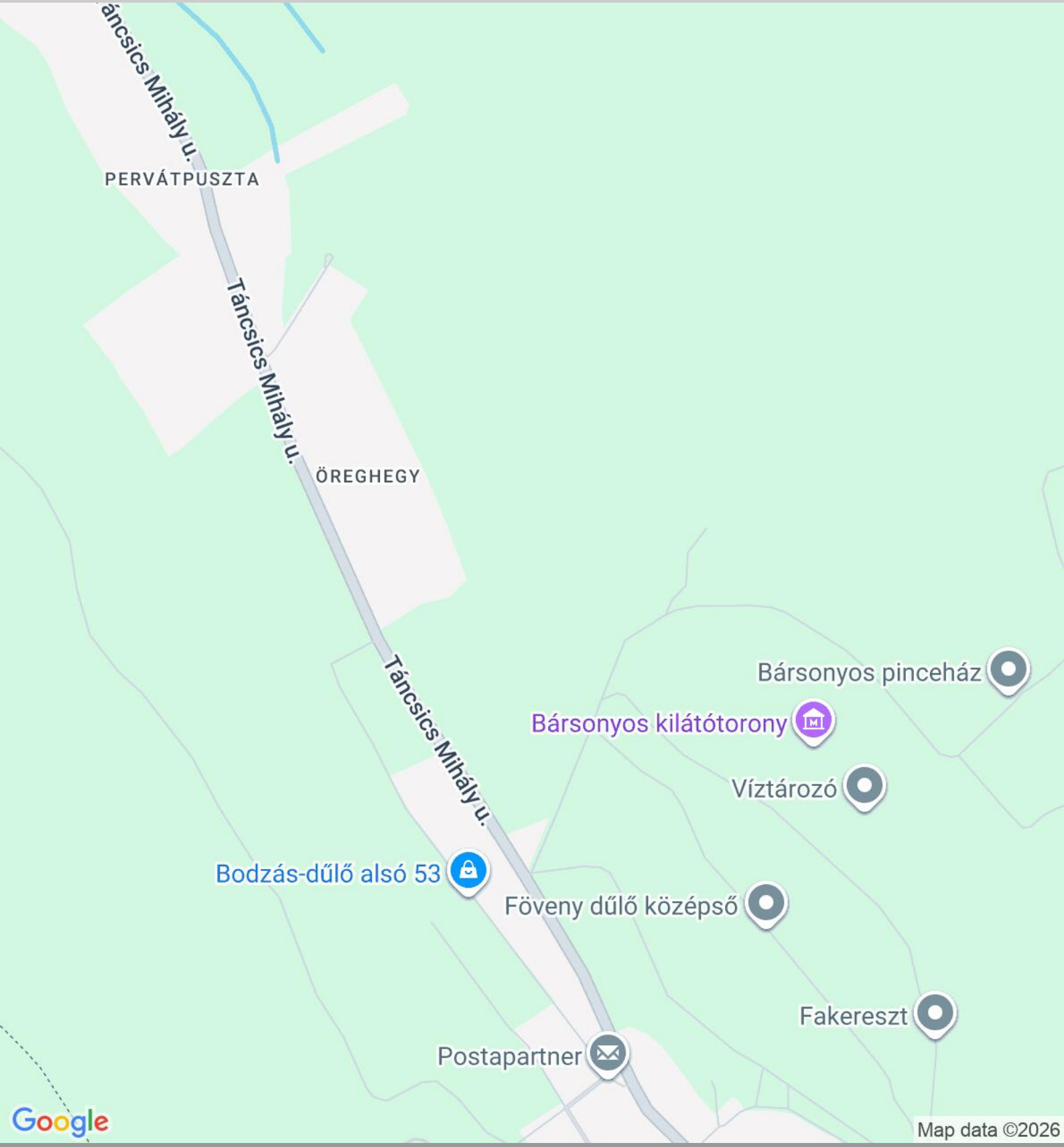
- English sales contract translation

- 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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