IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: KK038

Exclusive and well-maintained family home

Price:	195.000 € (≈ 71.200.350 Ft)
Living space:	278 sq. m.
Plot size:	1.130 sq. m.
Type of house:	Special properties

Property description:

Completely renovated 7-room house with 380-volt electrical connection.

Each room has its own bathroom with shower and toilet.

The building extends over 3 floors.

It is equipped with a modern heating and alarm system.

The central heating system with radiators and gas boiler meets all heating standards.

The water is filtered by a water treatment system.

The heating can be controlled via Wi-Fi phone, and the temperature can be individually regulated in each room using the radiator thermostats.

The garden has an automatic irrigation system controlled from the garage. The electrical system has been updated, and the interior walls have been freshly painted and varnished.

The exterior walls are insulated with 7 cm of insulation.

On the ground floor, there is a common room with a kitchen and storage room.

From here, you have direct access to the garden and the double garage.

The middle floor has 4 rooms.

The upper floor has 3 rooms, each with its own bathroom.

Two terraces and two balconies are also included.

The living area is 278.5 m², the garage is 35.2 m², the terrace is 37.2 m², and the balcony is 5.9 m².

Water, sewage, gas, and electricity connections are available.

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 service includes:

Detailed recording of your search criteria in a personal search profile
Suggestions for 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 handling 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.) Co.

On request: reliable property management during your absence

Immocenter Hungary – secure, 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!

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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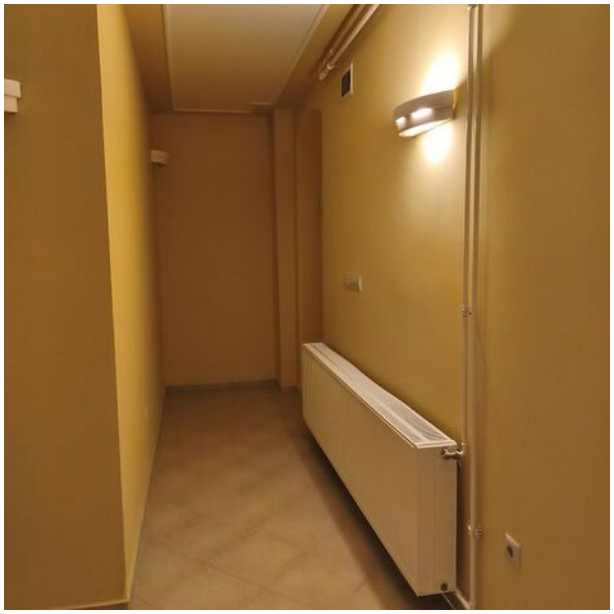

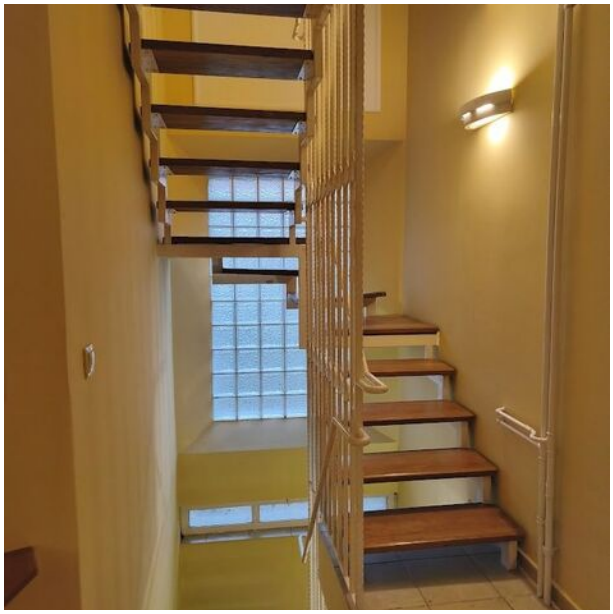

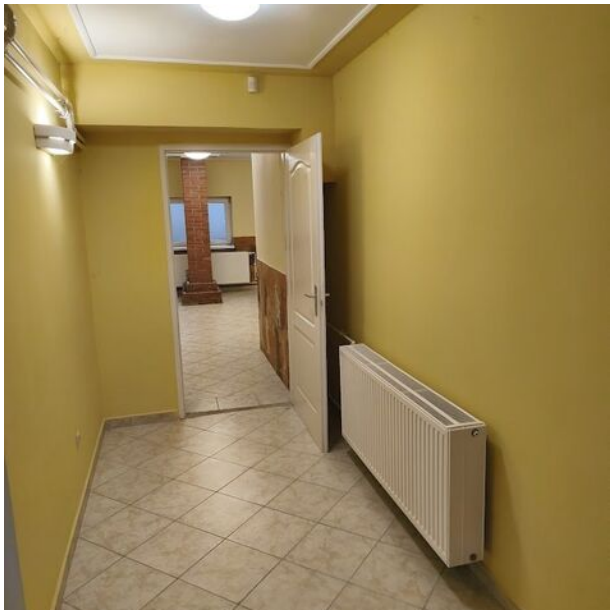

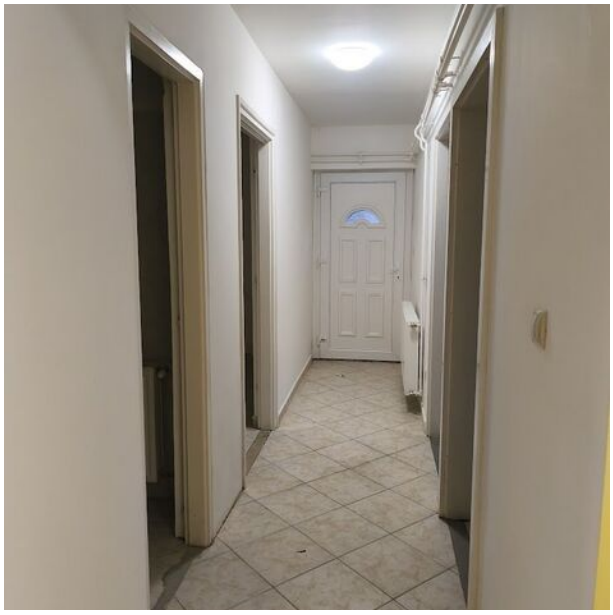

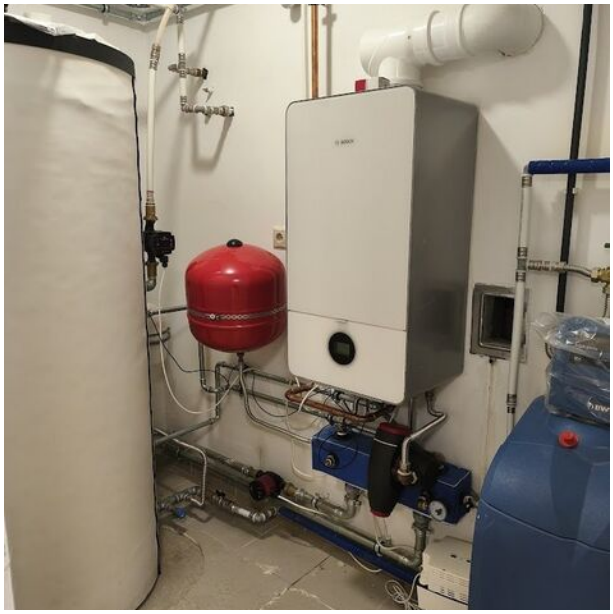

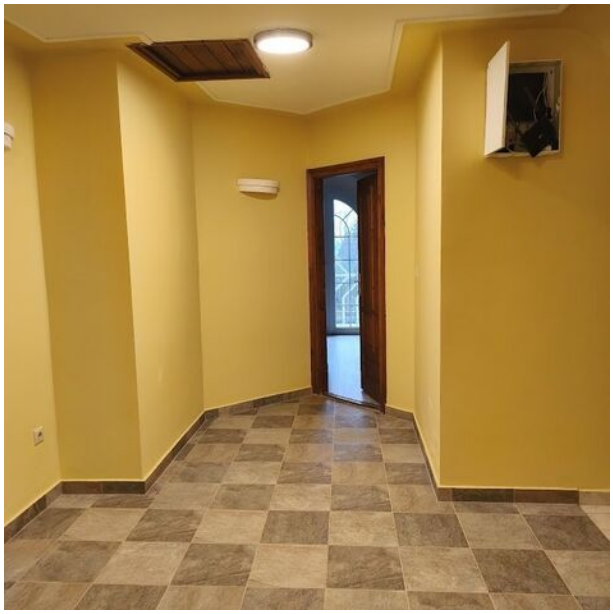

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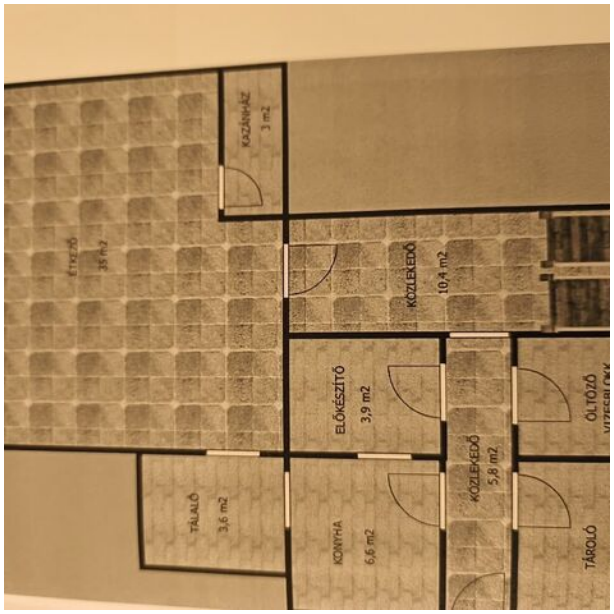
KAZÁNHÁZ
3 m2
ÉTKEZŐ
35 m2
KÖZLEKEDŐ
10,4 m2
ELŐKÉSZÍTŐ
3,9 m2
ÖLTÖZŐ
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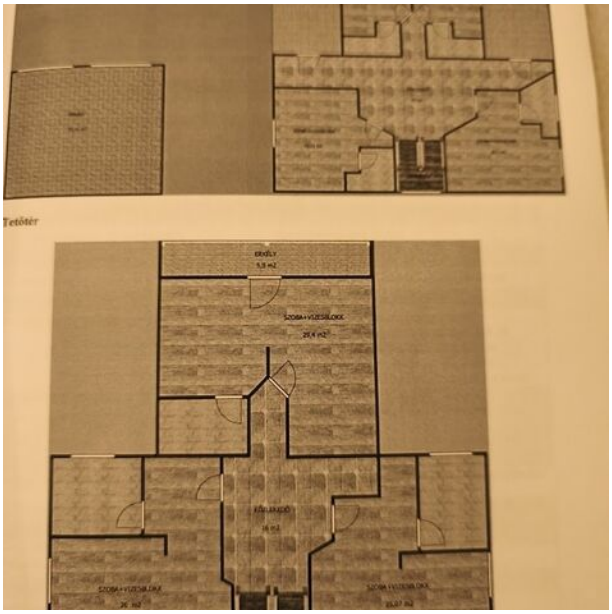
KONYHA
6,6 m2
TÁROLÓ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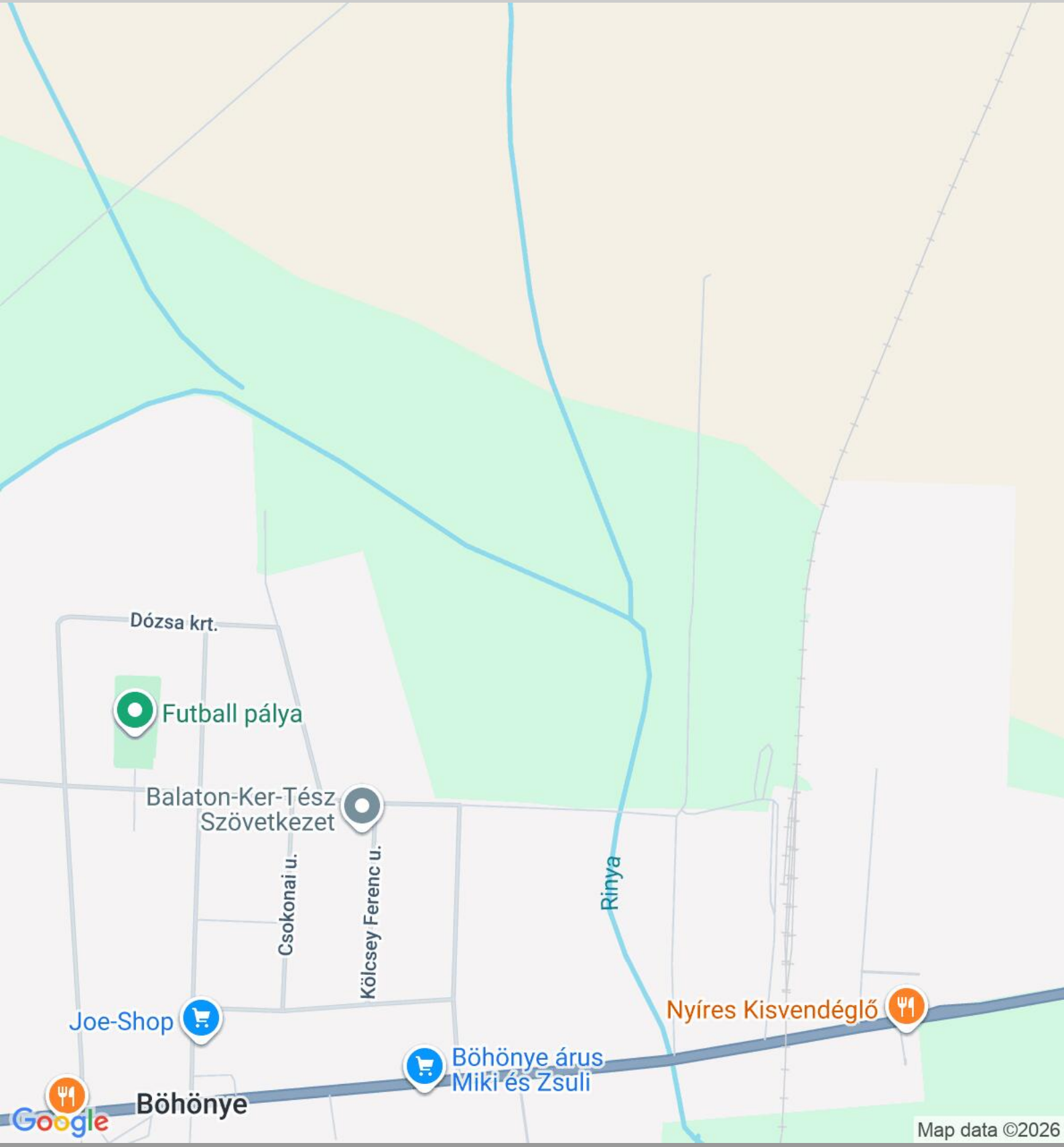
Dózsa krt.
Futball pálya
Balaton-Ker-Tész Szövetkezet
Csokonai u.
Kölcsey Ferenc u.
Rinya
Joe-Shop
Böhönye árus Miki és Zsuli
Nyíres Kisvendéglő
Böhönye
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