Property ID: FB2293

(AAA) Renovated single-family home for a large family in a good location

Price:	155.000 € (≈ 56.311.500 Ft)
Living space:	270 sq. m.
Plot size:	1.373 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: no

Property description:

The house has a total usable area of 300 m², a plot size of 1373 m², and an east-facing orientation.

The house is currently registered as a single-family home but was previously used partially as a restaurant.

Therefore, there is the possibility of setting up a business. Alternatively, it is also suitable for a separate apartment or flat.

Furthermore, it is ideal for a larger family or multiple generations who wish to live together.

The three-story house (basement, ground floor, and upper floor) is accessible via three entrances.

One of the entrances leads into the house, the other two into the former shop. The building has four bedrooms, two on the upper floor and two on the ground floor. The rooms on the upper floor share a balcony.

The basement, currently used as a cellar, contains a storage room and a boiler room with a combination boiler.

On the ground floor, there is a spacious room, an adjoining bathroom, and a separate toilet.
... On the ground floor, there is a spacious, open-plan kitchen and a living room with a wood-burning stove.

Also on the ground floor is a storage room accessible from the living room.

This has been converted into a generously sized room that can also be used as a garage.

Adjacent to this are a toilet and a storage room that could easily be converted into a bathroom. A large terrace is accessible from the house.

On the first floor, there are two bedrooms with a shared, large balcony.

There is also a separate bathroom with a toilet and an adjoining storage room on the first floor.

This floor also features a kitchen with a dining area and a spacious living room with a balcony.

There are several parking spaces in the courtyard and in front of the house. The house is connected to the internet and television.

The house was built in 1989 and underwent extensive renovations in 2022.

The renovations included the installation of a completely new sewage system as well as new water and electricity lines. In addition, the entire interior of the house was insulated with plasterboard, and the attic was further insulated with polystyrene.

Hot water and heating are provided by a new gas condensing boiler, for which 17 new radiators were installed throughout the house.

The house is built of brick, with a 40 cm thick concrete joist ceiling and a roof covered with Bramac tiles. The exterior windows and doors are made of wood.

Inside, wooden doors were installed, and the floors are covered with ceramic tiles and laminate parquet. The bathrooms and kitchen are tiled. The electrical connection is 230 V.

Furnishings: Completely

Location: It is located in a quiet, green area, 40 km from Lake Balaton, 20 km from Marcali, and 35 km from Kaposvár.

The village has a kindergarten, a preschool, and a primary school.

Healthcare is provided by a doctor's office and a pharmacy.

There are also small shops, a pastry shop, a bakery, and a café.

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

If you wish, you can enter into 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 personally and making your dream of owning a property in Hungary a reality!

Commission Rate:

As the buyer, you will pay 1.27% including Hungarian VAT 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 such as electricity, gas, water, waste disposal, 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

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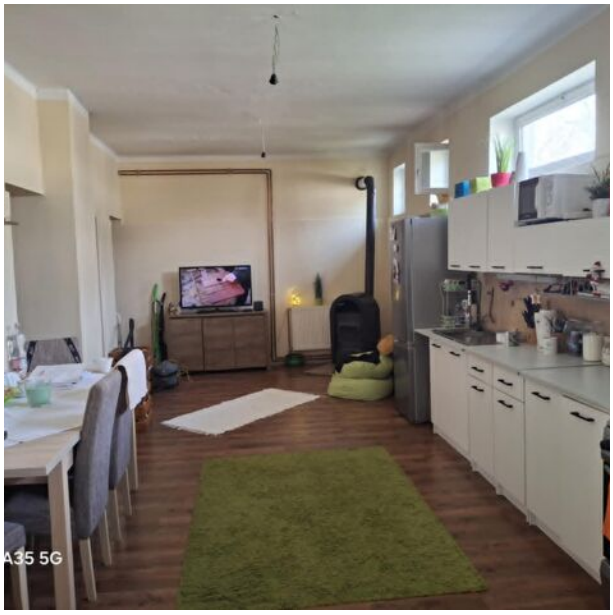
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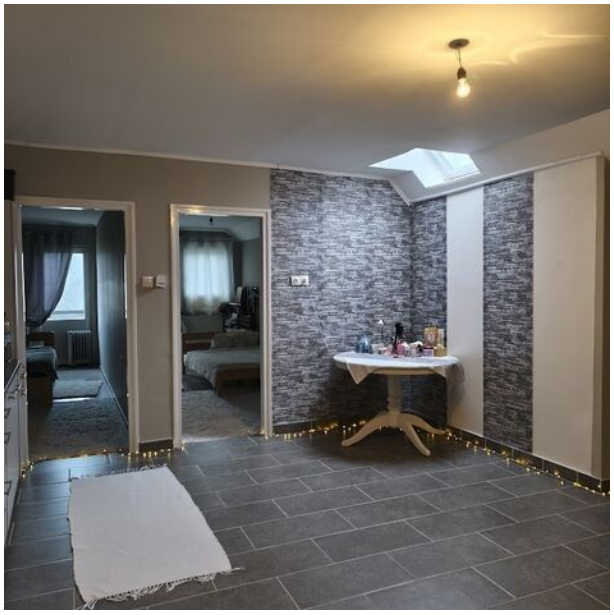

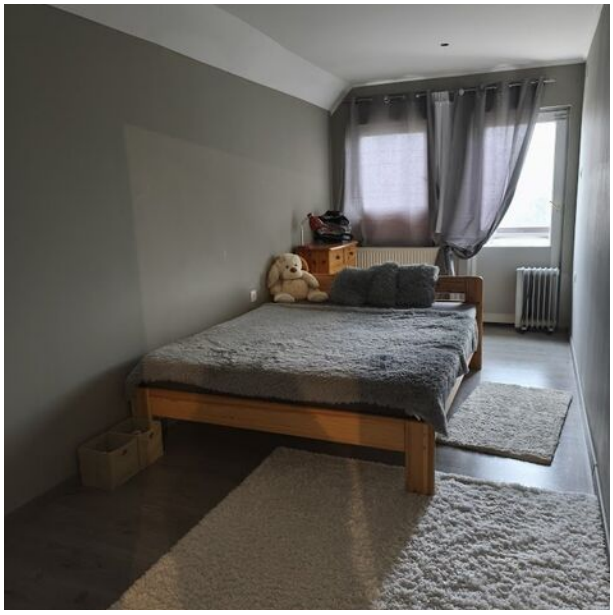

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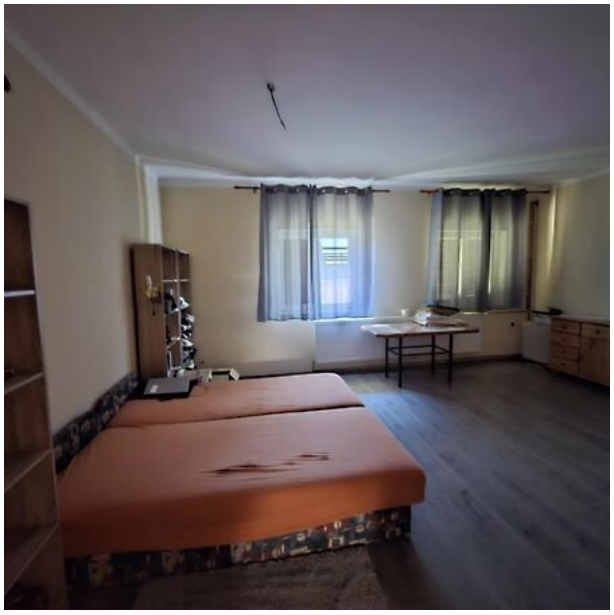

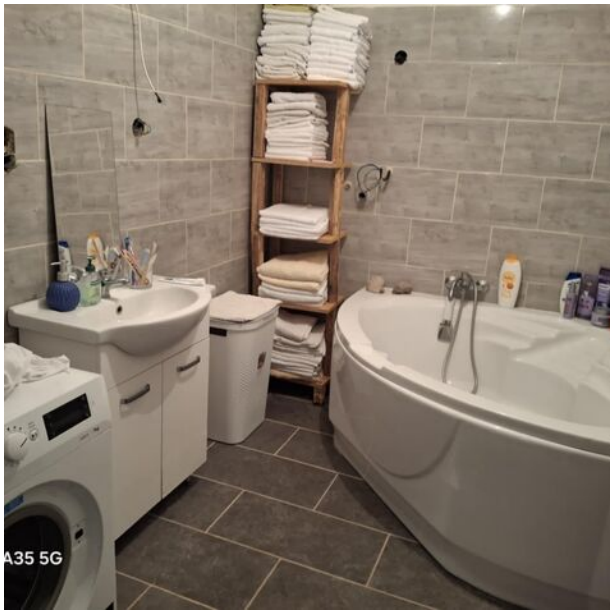
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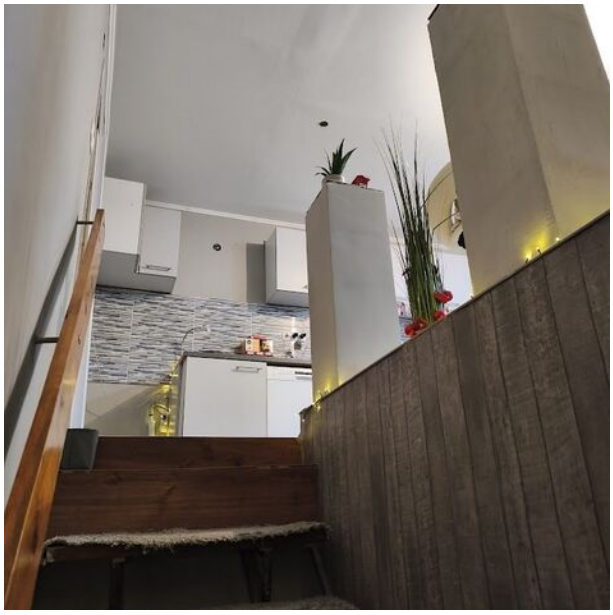

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SZOBA
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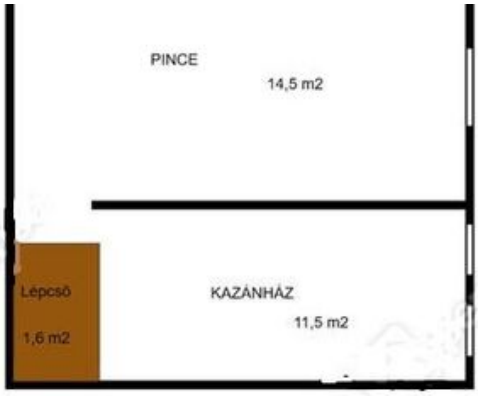
KONYHA
Lépcső
2,7 m2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Lépcső
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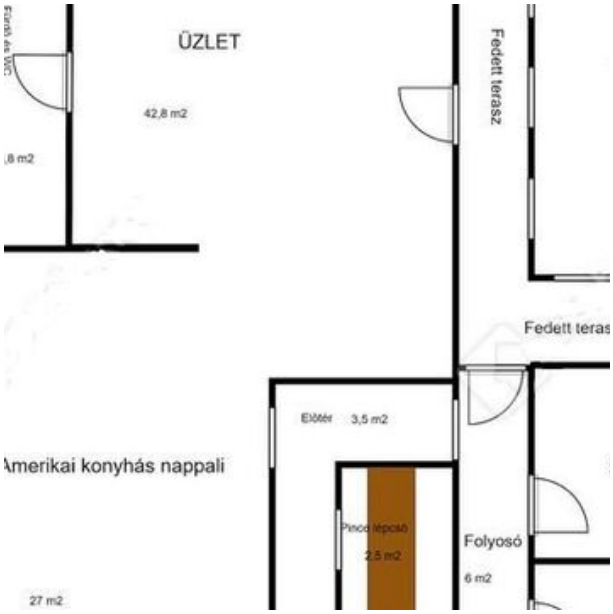
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Fedett teras
Előtér
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Pince lépcső
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Folyosó
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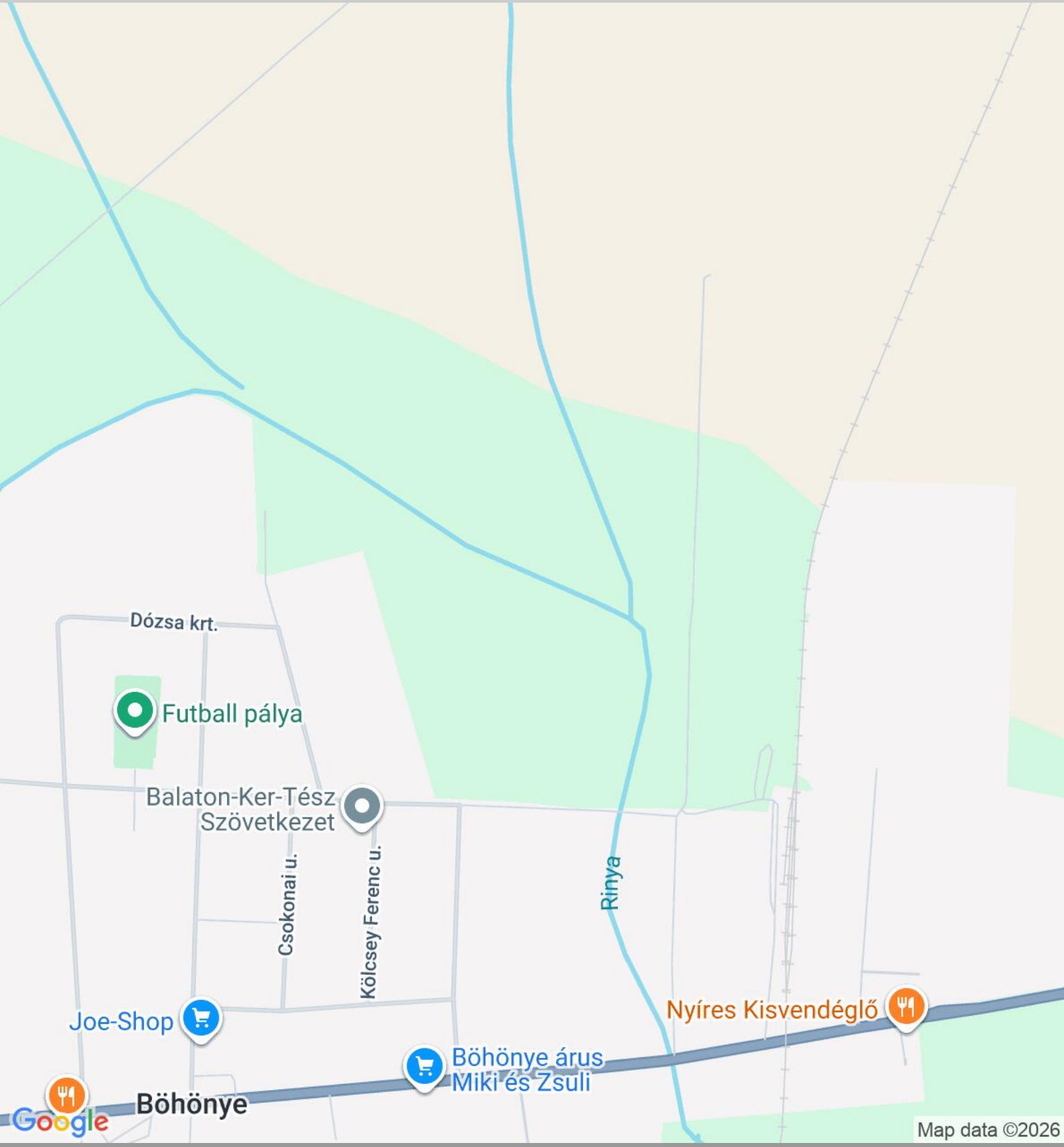
27 m2


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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