



Family home near Lake Balaton



Price: 336.000 € (≈
122.068.800 Ft)

Living space: 100 sq. m.

Plot size: 420 sq. m.



Property description:

Family home near Lake Balaton

Are you looking for a truly cozy, solidly built, and stable home in the Lake Balaton region? Then you've found it!

Key features at a glance:

Living area (ground floor): 100 m²

Spacious basement: 72 m² – an open-plan space with versatile uses

Large terrace: 32.6 m² – frost-resistant, ideal for relaxing or entertaining guests

- Generous, bright interiors – A living room of almost 30 m², 2 bedrooms, a spacious hallway, and a kitchen with a dining area.

Bathroom with shower and separate WC.

- Cozy, large terrace – The perfect place for a leisurely breakfast, a relaxing afternoon, or convivial evenings with friends.

Technical Specifications

- Bramac roof tiles

- Thermally insulated PVC windows and doors with roller shutters on the facade, wooden windows and doors inside

- Three-phase power connection

- Gas combination boiler for heating and hot water. Heating costs: 11,800 HUF/month.

- Air conditioning with inverter technology (heating/cooling)

- Fireplace preparation

A large garage with a separate entrance is ideal for a business, workshop, office, or practice.

- Heated, spacious basement/garage – additional space for all sorts of things – you can set up storage, hobby rooms, a workshop, or even a separate recreation

area.

The furniture is included in the purchase price.

This property could be the perfect choice for anyone looking for a truly spacious, tastefully designed, and well-located home – whether as a primary residence or a vacation home.

Location:

Proximity to Lake Balaton: Balatonvilágos beach is just a 5-minute walk away, allowing you to enjoy the water's edge every day.

Directions:

By car from Budapest: Take the M7 motorway, exit 98 (Balatonvilágos), approximately 100–110 km, travel time 1–1.5 hours depending on traffic.

Transportation: A bus stop and train station are located nearby.

Shopping: Several grocery stores and shops for everyday needs are within easy walking distance in the town center.

Dining: Restaurants, cafés, a pastry shop, and a post office are located nearby.

Commission Rate:

As the buyer, you will pay 2.54% 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





