



(AAAB) An exceptional country house with historical flair

Price:	350.000 € (≈ 127.508.500 Ft)
Living space:	220 sq. m.
Plot size:	2.750 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:	This property with a unique design is located in a quiet and peaceful environment, yet all important services are easily accessible. The wooden elements and the stone walls create the special atmosphere of the house. The four bedrooms and two bathrooms offer a comfortable living space. The renovated annex is ideal for receiving guests or holding events. In addition, the wellness facilities such as the sauna provide everyday comfort and relaxation.
Furnishings:	Sewer connected Gas connected Central gas heating So Tap water connected Electricity is connected
Location:	From Lake Balaton: 9.2 km, 13 minutes. From Hévíz seaside spa: 10 km
Miscellaneous:	Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: ImmoCenter Hungary is the right local partner for you! Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage! Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable. If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services: * Creation of an application in which you describe exactly which property you want

- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction 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 purchase contract translation & German-speaking lawyer
- * Re-registration of all suppliers such as electricity, water, gas, etc.
- * Housekeeping during your absence

Commission Rate:	As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the - checking the land register for encumbrances and owner rights - arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany) - a German-language translation of the purchase contract - all changes of utility registrations such as electricity, gas, water, garbage, 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























