



Semi-detached house in Balatonfenyves – near the beach



Price: 165.000 € (≈
60.246.450 Ft)

Living space: 72 sq. m.

Plot size: 246 sq. m.

Type of house: Semi detached
house



Property description:

The property is located on a quiet side street towards Lake Balaton.

It is a semi-detached house currently being converted into a condominium.

Therefore, everything (land, usage times, utilities) is completely independent of the neighbor, who also uses their house only as a holiday home.

The house is in good condition and can even be moved. With some renovations, you could create your dream holiday home here!

You could equip it with air conditioning, install solar panels, and add a pool or hot tub to the garden.

The current layout of the house:

Ground floor:

- Living room,
- Bedroom,
- Bathroom,
- Kitchen,
- Staircase,
- Terrace

Upper floor:

- Bathroom,
- Toilet,
- 3 Bedrooms,
- Hallway

It has a chimney, but currently no heating system!

You can also install a wood-burning stove, electric heating, air conditioning, or solar panels on the Bramac roof!

A storage shed has been set up in the garden (for SUPs, bicycles, garden

furniture, etc.). A garden tap provides water for the well-maintained garden, and a barbecue area is also available.

Behind the storage shed, a pagoda offers additional comfort and privacy.

Location:

Balatonfenyves is located near Budapest. The Adriatic Sea is reachable in 3.5 hours, and all the festival venues (Keszthely, Valley of the Arts, Siófok, etc.) are easily accessible.

In Balatonfenyves, you'll find everything you need: a doctor's office, a pharmacy, a dental practice, an ALDI supermarket, a Coop supermarket, a train station, and a tourist train to Csisztafürdő – which was renovated with EU funding thanks to its excellent thermal waters. The nearest cinema, in Fonyód, is scheduled to open in 2025.

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 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







