IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: HGY4540

Beautifully renovated 3-room apartment on the 3rd floor

Price:	246.000 €
Living space:	90 sq. m.
No. of rooms:	4
Type of apartment:	Single storey apartment
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:	Beautifully renovated 3-room apartment on the 3rd floor in Keszthely. High-quality 2+2-room apartment. Are you looking for a move-in ready property where everything is in excellent condition? Then you've found it! You don't need to hire any tradespeople, renovate, replace, or remodel anything.
Furnishings:	Completely
Location:	Keszthely – the charming capital of Lake Balaton! Keszthely is considered the "unofficial cultural capital" on the western shore of Lake Balaton and enchants visitors with a perfect blend of history, vibrant city life, and picturesque nature. The baroque Festetics Palace, one of Hungary's most magnificent aristocratic residences, forms the heart of the city and invites visitors to stroll through its splendid palace gardens. The lovingly restored Old Town, with its cozy cafes, small shops, and museums, delights visitors of all ages. The lakeside promenade, the marina, and the well-maintained beaches make Keszthely a wonderful starting point for relaxing holidays on the "Hungarian Sea." Whether sailing, cycling along the Balaton Cycle Path, or taking a trip to the nearby thermal spa town of Hévíz – Keszthely offers relaxation and diverse leisure activities year-round. Distances at a glance: Vienna: approx. 190 km (around 2.5 hours' drive) Budapest: approx. 190 km (also around 2.5 hours' drive) Keszthely combines Hungarian hospitality, Mediterranean flair, and historical splendor into a holiday destination you'll want to visit again and again.

Keszthely – where Lake Balaton meets culture, nature, and a carefree lifestyle!

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)

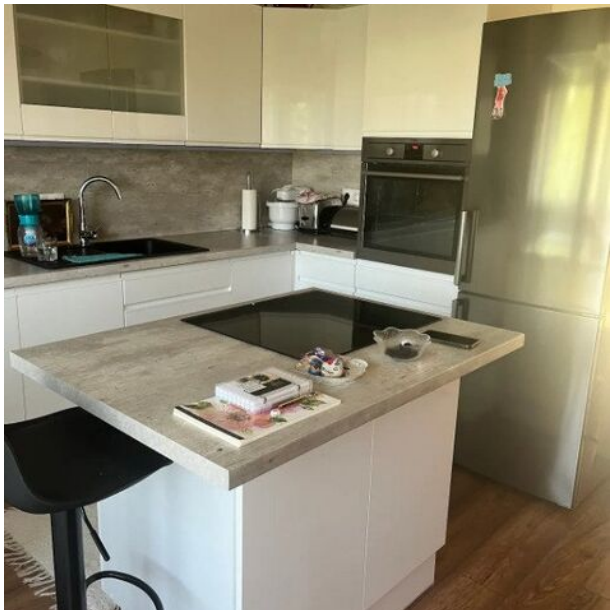
- English sales contract translation

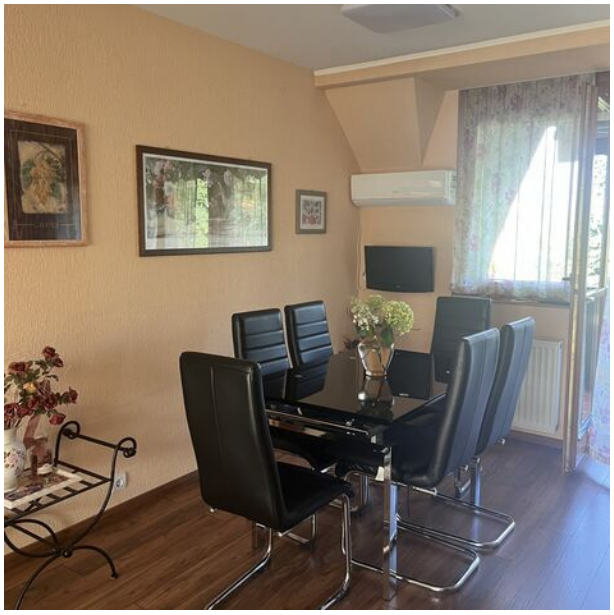
- Re-registration of all providers such as electricity, water, gas etc.

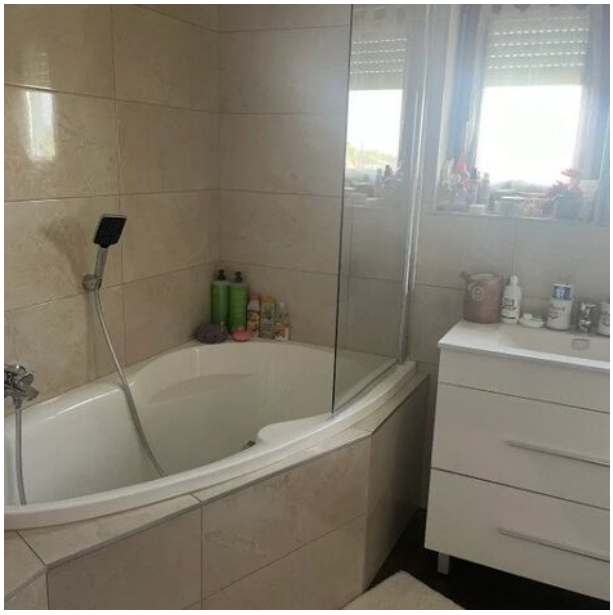
- Housekeeping during your absence

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







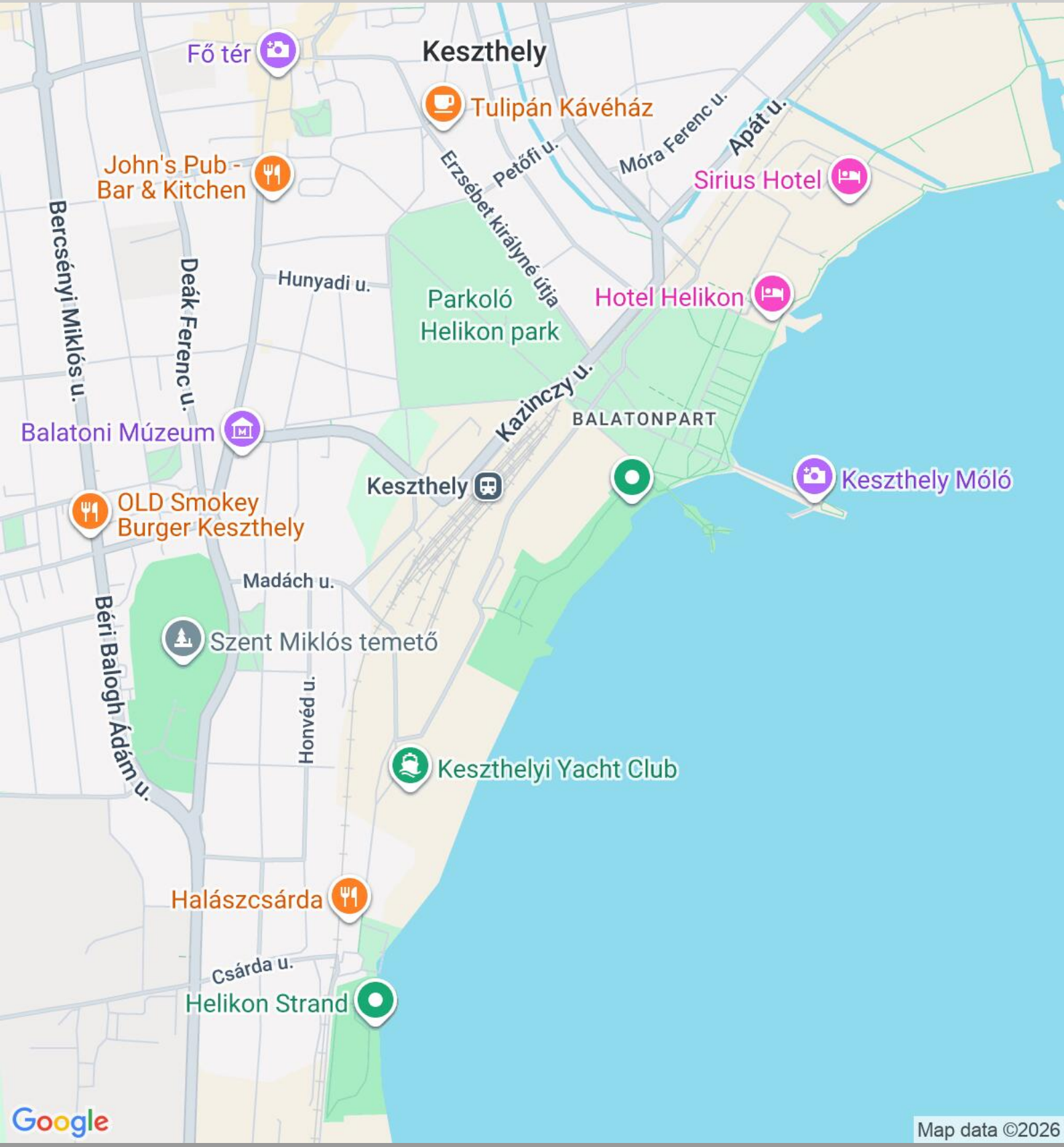
Neuwertiger zustand

gasheizung (sicher)

3. Stock

Amerikanische Küche

baujahr 1995


Fő tér
Keszthely
Tulipán Kávéház
John's Pub - Bar & Kitchen
Erzsébet királyné útja
Petőfi u.
Móra Ferenc u.
Apát u.
Sirius Hotel
Bercsényi Miklós u.
Deák Ferenc u.
Hunyadi u.
Parkoló Helikon park
Hotel Helikon
Kazinczy u.
BALATONPART
Balatoni Múzeum
Keszthely
Keszthely Móló
OLD Smokey Burger Keszthely
Madách u.
Béri Balogh Ádám u.
Szent Miklós temető
Honvéd u.
Keszthelyi Yacht Club
Halászcsárda
Csárda u.
Helikon Strand
Google
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