



Property IDFB5563



(ACA) Vineyard house in need of renovation in a great location near Lake Balaton



Price: 35.000 € (≈ 12.750.850 Ft)
Living space: 60 sq. m.
Type of house: Vacation house



Property description:

Near Nagykanizsa, on Szentgyörgyvár Hill, specifically on the fourth ridge, I am offering this weekend house for sale, which, with a little effort, could be transformed into a real gem.

Thanks to its location, the property is situated in a quiet, traffic-calmed area.

The 33 m² basement houses the kitchen and a large, bright cellar room, which, due to its shallow depth, could also be used as an additional room or storage space.

Adjacent to the living area on the ground floor is a covered terrace, which can comfortably accommodate larger groups. A staircase leads to the upper floor, also 33 m², which adjoins a spacious terrace.

Here you will find the bathroom with shower and toilet, the living room, and a smaller bedroom.

Water and electricity connections are available, and wastewater disposal is handled by a septic tank.

The house is currently habitable, but has been vacant for several years, so modernization or renovation might be advisable.

If the new owner isn't afraid of a little renovation, they can create a cozy little property here, nestled in the hills of Zala.

Currently, there are some grapevines and fruit trees on the grounds.

The property is easily accessible by car year-round and has a paved driveway; the last 100 meters are partially gravel.

Location:

Zalakaros is 16 km away, Hévíz 35 km and the motorway exit 5 km away.

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!

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 Hévíz | 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











