



Detached house with panoramic views in a quiet street



Price:	239.500 € (≈ 87.252.245 Ft)
Living space:	225 sq. m.
Plot size:	960 sq. m.
Type of house:	Detached house



Property description:

Detached house with panoramic views near Hévíz (Alsópáhok) – 3 units, prime location on the western shore of Lake Balaton

Are you looking for a well-maintained house in Hungary in one of the most sought-after regions around Hévíz and Lake Balaton – ideal for emigration, as a second home, or for combined personal use and rental? Then this charming detached house in Alsópáhok offers you a rare opportunity: panoramic views of Hévíz, excellent infrastructure in the immediate vicinity, and flexible use thanks to three floors with separate entrances.

The property is particularly interesting for buyers who are relocating permanently to Hungary, desire a multi-generational home, or are looking for a property with a separate apartment/holiday rental potential.

Highlights at a glance:

Panoramic views of Hévíz in a quiet hillside location

3 floors – each with its own entrance, also connected internally

Living space approx. 225 m², plot approx. 960 m²

8 rooms, 3 bathrooms, 3 kitchens

Self-contained apartment available

Garage + covered carport

Garden with space for a pool, self-sufficiency, or leisure activities

Property description:

This well-maintained family home is located in Alsópáhok, a highly sought-after residential and holiday region on the western shore of Lake Balaton. The house extends over three floors and was designed so that each level is accessible separately – a huge advantage for families, guests, home offices, multi-generational living, or partial rentals.

In total, there are eight rooms, three bathrooms, and three kitchens at your disposal. This makes the property exceptionally versatile – from the classic large family to living with separate areas for family and guests.

On the ground floor, there is a garage, and a covered carport is also available in the garden. The outdoor area offers potential for gardening enthusiasts, self-sufficiency, or the construction of a swimming pool.

Features:

The house is fully equipped. It is heated by a central gas heating system. The property is offered partially furnished and is in good condition.

This house is perfect for:

Expats to Hungary who want spacious living
Multi-generational families with separate living areas
Buyers needing a separate apartment/guest area
Combination of personal use and holiday rentals
People seeking a quiet location with quick access to Hévíz/Lake Balaton

Furnishings:

Completely

Location:

Alsópáhok is one of the most sought-after residential and holiday regions on the western shore of Lake Balaton. Hévíz, with its thermal lake, clinics, restaurants, and shops, is only about 2 km away; Keszthely (Festetics Castle, beach, marina) is about 6 km away. Lake Balaton is just a short drive away. A quiet hillside location with stunning views – yet still close to amenities.

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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 Hévíz | Keszthely 30 km)
- Support in handling all purchase formalities
- Involvement of an English-speaking notary (lawyer)
- 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



















