IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property IDBI9058

A uniquely designed, high-quality house made from first-class materials.

Price:	430.500 € (≈ 156.529.800 Ft)
Living space:	122 sq. m.
Plot size:	1.200 sq. m.
Type of house:	Detached house

Property description:

PRICE REDUCTION!!!

I'm offering a newly built detached house in Cserszegtomaj, just 10 km from Lake Balaton, including the furniture shown in the pictures!

A uniquely designed, high-quality house built with premium materials.

The living area is 122 m² and comprises the following rooms:

Eat-in kitchen: 39.03 m²
Room: 11.46 m²
Room: 13.26 m²
Room: 12.05 m²
Storage room: 4.84 m²
Bathroom: 4.70 m²
Bathroom: 7.70 m²
Pantry: 3.15 m²
Utility/Laundry room: 8.19 m²
WC: 1.53 m²
Entrance area: 9.35 m²
Hallway: 7.10 m²
Garage: 27.9 m²
Terrace with pergola: 31.01 m²
Veranda: 12.40 m²
Covered exit: 1.52 m² m²

The property is 1200 m² in size, beautifully landscaped, with a lawn and fence. The house is heated with a heat pump and underfloor heating.

The listing includes both original documents and photos. The property is ready for immediate occupancy.

Furnishings:

Completely

Location:

Cserszegtomaj is idyllically situated above the western shore of Lake Balaton, right next to Hévíz and just a few minutes from Keszthely. The village combines rural tranquility with proximity to two of Hungary's most popular tourist

destinations – the thermal lake in Hévíz and the beaches and attractions of Keszthely.

The village character, well-tended vineyards, small farms, and a good network of hiking and cycling trails make Cserszegtomaj attractive for those seeking peace and nature. At the same time, the thermal baths, lake, restaurants, and cultural attractions are just a few minutes away by car or bicycle. The views of Lake Balaton and the surrounding countryside are expansive and open in many places, making the village particularly charming.

Distances (approx.)

Budapest: around 190 km

Vienna: around 220–240 km

Keszthely: around 5 km

Cserszegtomaj is ideal for travelers who want to experience the region around western Lake Balaton but value a quieter, greener environment – with quick access to wellness, wine, culture, and the lake.

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)

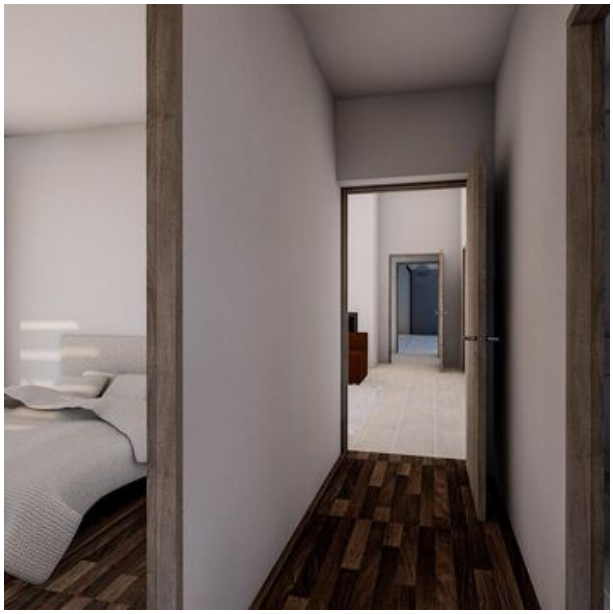
- English sales contract translation

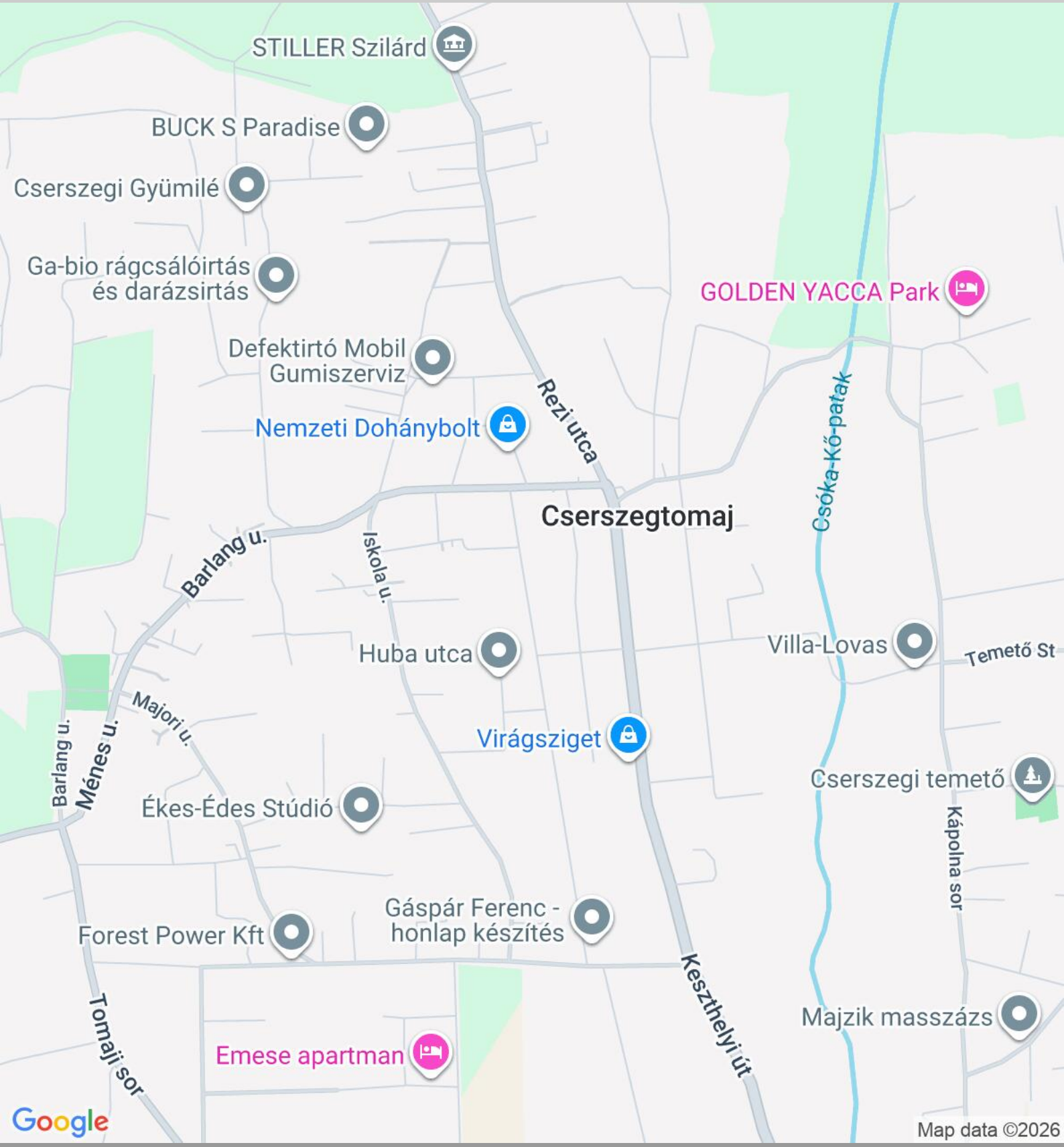
- Re-registration of all providers such as electricity, water, gas etc.

- 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




STILLER Szilárd
BUCK S Paradise
Cserszegi Gyümilé
Ga-bio rágcsálóirtás és darázsirtás
GOLDEN YACCA Park
Defektirtó Mobil Gumiszerviz
Rezi utca
Nemzeti Dohánybolt
Csóka-Kő-patak
Cserszegtomaj
Barlang u.
Iskola u.
Huba utca
Villa-Lovas
Temető St
Majori u.
Virágsziget
Barlang u.
Ménes u.
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