



Single-family house with four apartments near Lake Balaton



Price: 239.500 € (≈ 87.252.245 Ft)

Living space: 220 sq. m.

Plot size: 760 sq. m.

Type of house: Apartment building

Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For investment, rental, or personal fulfillment!

Rare opportunity in the Zala Valley, in the heart of Kehidakustány!

I recommend a four-unit single-family home in Kehidakustány.

For anyone seeking a home in the West Balaton region, this property on a quiet street in Kehidakustány offers an excellent opportunity.

Just a short walk from the Kehida Thermal Baths, on a 760 m² plot, a 220 m² single-family home is for sale, comprising four separate apartments, each with its own entrance.

The two-story brick house, built in 2002, features two apartments on the ground floor and one on the upper floor, ideally suited for room rentals.

Each apartment consists of a bedroom, a living room with an open-plan kitchen, and a bathroom.

Heating is provided by a gas boiler.

The building's interior layout:

Ground floor apartment 1 (44 m²):

Hallway, living room, bedroom, kitchen, bathroom (shower, sink, separate WC with sink), terrace

Ground floor apartment 2 (52 m²):

Same layout as apartment 1

First floor apartment (47 m²):

Hallway (built-in wardrobe), living room with open-plan kitchen and dining area (with access to the balcony), bedroom, bathroom (shower, sink, WC)

First floor apartment (51 m²):

Same layout as apartment 1 on the first floor

The first floor features a spacious dining room that comfortably seats several people – ideal for shared meals and conversation.

Heating and hot water are provided by gas boilers. Underfloor and wall heating ensure comfortable room temperatures.

The heating and hot water supply for the apartments above is provided by the boiler in the apartment below, so the four apartments are supplied by two boilers.

Air conditioning is available during the warmer months.

Behind the house is a spacious, covered terrace.

There are four driveways from the street, each with parking for two cars.

Four separate apartments = four sustainable income streams.

Easy to rent year-round (thanks to its proximity to the thermal baths, Hévíz, and Lake Balaton).

The property benefits from a special tax rate – reduced utility costs for all four apartments.

Immediately profitable.

Ideal for: investors, entrepreneurs, multi-generational families.

Quiet, well-maintained location, friendly neighborhood, stable demand.

Furnishings:

Completely

Location:

Kehidakustány – A Thermal Spa Paradise in the Zala Valley, near Lake Balaton

Kehidakustány is famous for its Kehida Termál Thermal Spa and Adventure Bath: a spacious thermal resort with indoor and outdoor pools, slides, and a sauna complex – ideal for wellness, families, and year-round swimming.

In town, the Deák Ferenc Museum commemorates the "Sage of the Nation" – a small, atmospheric museum in a historic setting.

kehidakustany.hu

Distances (by car, approx.)

Keszthely (Lake Balaton): ~21 km / ~25 min (via Zalaapáti/Zalacsány).

Budapest: ~205 km / ~2–2.5 hrs via M7.

Vienna: ~185–190 km / ~2.5–3 hours (A3 → border crossing, continue towards Sárvár/Zala).

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









