



Property IDWH6384-2



(AAAB) Buy a country house by the lake in Hungary



Price:	155.000 € (≈ 56.358.000 Ft)
Living space:	60 sq. m.
Plot size:	300 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Are you looking for a charming country house right on the lake?

Then you should take a closer look at this attractive property in Muraszemenye. The house, which was completely renovated in 2023, is for sale and offers enough space for your needs with its 3 rooms and a living space of 60 m². This cozy country house extends over 2 floors on a plot of 300 m² and offers breathtaking lake views.

The house has a bedroom, a bathroom with shower and window as well as a practical fitted kitchen and an open kitchen. The special highlight is the large, covered terrace, right on the lake.

Another highlight of the house is the fireplace, which provides cozy warmth, especially on cold days. The type of heating in the house is stove heating, which is very effective and inexpensive, especially in rural regions such as Muraszemenye. The heating method is wood, which is not only environmentally friendly but also spreads a pleasant warmth.

The condition of the house is well maintained and was last modernized in 2023. The surrounding area offers numerous leisure opportunities such as water sports on the lake, nature hikes or trips to nearby attractions.

This charming country house offers you the perfect opportunity to escape the hectic city life and enjoy the peace and beauty of the Hungarian countryside. Treat yourself to your own retreat by the lake and fulfill your dream of country life in Hungary!

Furnishings:

Own well, septic tank, electricity, no gas

Location:

Pretty directly on the border triangle of Slovenia - Croatia - Hungary
30 km west of Nagykanizsa
90 km west of Hévíz and Lake Balaton

Miscellaneous:

You can find over 250 other tested properties at www.immocenter-ungarn.com

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Commission Rate:	As a buyer, you pay 1.27% including Hungarian VAT for this property upon invoicing and signing the purchase contract. Included in this price is the - Checking the land register for freedom from encumbrances and ownership rights - Arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example) - a German-language translation of the purchase contract - all re-registrations from suppliers such as electricity, gas, water, garbage 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:
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