



(ABA) Detached house in a quiet area
near a lake



Price: 57.000 € (≈
20.812.410 Ft)
Living space: 70 sq. m.
Plot size: 1.059 sq. m.
Type of house: Detached house



Property description:

A 70 m² detached house in Kisberény, 15 km from Lake Balaton

The house is situated on a 1059 m² plot.

It offers 70 m² of living space, comprising a bedroom, an additional room, an open-plan kitchen, a living room, and a bathroom with a toilet.

The house is in good condition and currently occupied.

Electricity and water connections are available, and a gas connection is available at the street.

The house is heated by a wood-burning stove.

The roof battens and beams have been replaced, covered with foil, and re-tiled.

There is an outbuilding in the yard that needs to be demolished due to its condition.

There is no garage; you can park your car in the yard.

Please note that there are two additional plots of land next to the house, which can also be purchased by arrangement.

If the property has sparked your interest, please feel free to call us.

Location:

Kisberény – Charming Village Idyll near Lake Balaton, Ideal for Relaxing

Kisberény is a small, tranquil village in Somogy County (Fonyód District) – perfect for those who love Lake Balaton but prefer a more relaxed and nature-oriented holiday. Here you'll experience the "real" rural Hungary: lush greenery, a friendly village atmosphere, and easy access to attractions on the western and southern shores of Lake Balaton.

For tourists, Kisberény is particularly appealing as a retreat – ideal for:

Relaxing days in peaceful surroundings

Cycling and walking on quiet country lanes

Day trips to Lake Balaton or the Keszthely/Hévíz region

The location is especially attractive because you're not in the heart of the tourist crowds, yet you're still close to the lake.

Distances (approx.)

Kisberény → Vienna: approx. 250–280 km (depending on the route)

Kisberény → Budapest: approx. 159 km (road)

Kisberény → Keszthely (Balaton): approx. 49 km (road)

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 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





