



(BAA) Simple country house ready for immediate occupancy

Price:	28.000 € (≈ 10.200.680 Ft)
Living space:	70 sq. m.
Plot size:	1.523 sq. m.
Type of house:	Farmhouse



Property description:	Simple house with potential; good local tradespeople can be arranged.
Furnishings:	Electricity, wastewater, fresh water
Location:	Approximately 5 km outside of Marcali – a relaxed spa town near Lake Balaton, ideal for peace and quiet & excursions Marcali is located in southwestern Hungary in Somogy County and is considered a pleasant insider tip for those who love Lake Balaton but prefer a quieter setting than the more popular resorts. The town combines small-town charm with excellent access to excursions – you can reach both the lakeshore and the most popular destinations on the western shore of Lake Balaton in a short time. A true tourist highlight is the Marcali Spa & Leisure Centre / Marcali Thermal Bath – a modern spa with thermal and medicinal pools, indoor and outdoor areas, and good infrastructure for families and those seeking relaxation. This makes Marcali particularly attractive for visitors seeking wellness, health, and relaxation – especially outside of peak season. Due to its central location in the region, stays in Marcali are ideal for day trips: - to the southern shore of Lake Balaton (swimming, beach, promenades) - to Keszthely (culture, Festetics Palace, lakefront) - to Hévíz (thermal lake) - or to the rolling hills of the Somogy region Distances (approx.) - Marcali → Vienna: approx. 224–228 km (by road) - Marcali → Budapest: approx. 182 km (by road) - Marcali → Keszthely (Lake Balaton): approx. 29–30 km (by 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 Hévíz | 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)

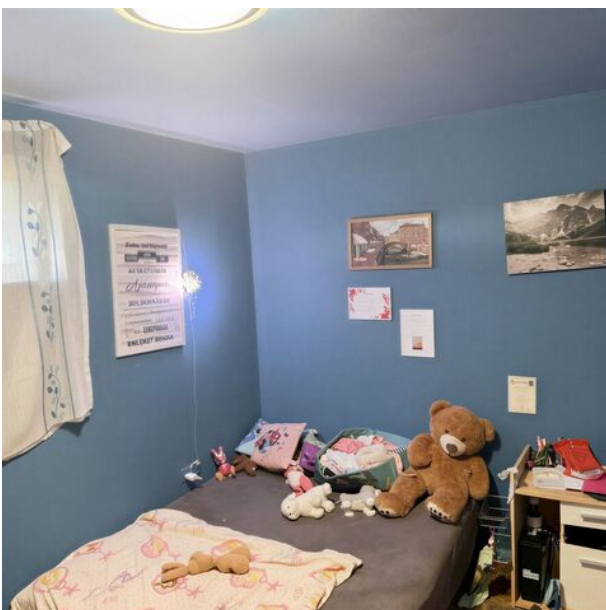
You can find many more of our properties at:
www.immocenter-ungarn.com



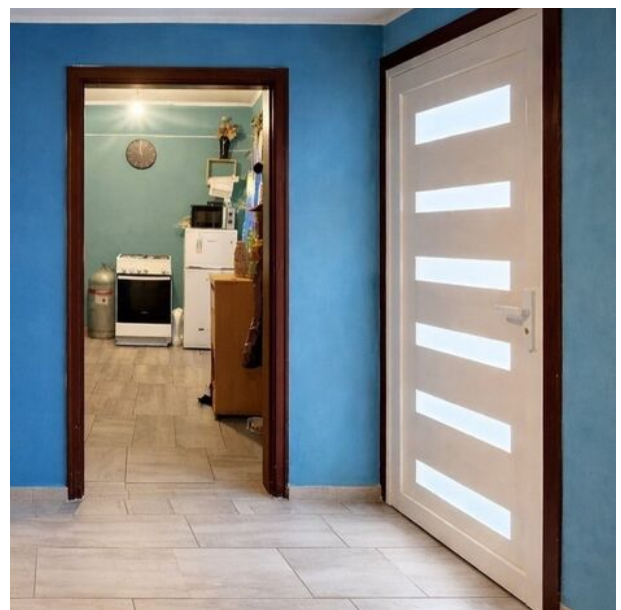
AI-optimized outdoor shot



Living room



bedroom



AI-optimized image of the hallway

