



Property IDEB7472-2



House in a quiet place, near Lake Balaton



Price:	120.000 € (≈ 43.596.000 Ft)
Living space:	77 sq. m.
Plot size:	1.450 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

This detached house in Hungary is located in Marcali-Boronka, not far from Lake Balaton, in a quiet, clean, and respectable village.

The house has a living space of approximately 77 m² (divided into 2.5 rooms, kitchen, bathroom, pantry, and hallway. There's also a lovely terrace). The 1450 m² well-kept garden is fully fenced and features a few fruit trees. There's also a small workshop and a storage room that can also be converted into a garage. There's also a chicken coop.

All windows and doors are new, made of plastic, with roller blinds and fly screens. The roof was completely replaced in 2020, and the gas central heating was installed in June 2021.

Furnishings:

Completely

Location:

Marcali – A Relaxing Spa Town Near Lake Balaton, Ideal for Peace & Excursions

Located in southwestern Hungary in Somogy County, Marcali is a delightful hidden gem 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 a variety of attractions – both the lakeshore and the most popular destinations on the western shore of Lake Balaton are within easy reach.

A true tourist highlight is the Marcali Spa & Leisure Centre / Marcali Thermal Baths – a modern facility with thermal and medicinal pools, indoor and outdoor areas, and excellent 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 a property in Hungary or sell your property: ImmoCenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Our certified building expert will thoroughly inspect your dream property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German-speaking purchase agreement translation and support

from a German-speaking lawyer
 Support with re-registering for electricity, gas, water, etc. Co.
 Upon request: reliable property management during your absence

Immocenter Hungary – safe, 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 a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and signing the purchase agreement. This price includes: - Review of the land register for encumbrances and owner rights - Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany) - A German translation of the purchase agreement - All utility changes 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:
www.immocenter-ungarn.com





