IMMOCENTER UNGARN
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Property ID BB9968

Holiday home only 850 meters from the water

Price:	156.500 € (≈ 56.856.450 Ft)
Living space:	56 sq. m.
Plot size:	397 sq. m.
Type of house:	Vacation house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

A 56 m² weekend house in Balatonmáriafürdő, just 850 meters from the free beach.

The house is of lightweight construction and sits on a 397 m² plot.

Living area: 2 bedrooms + living room, kitchenette, shower with toilet.

The property is in good condition, as can be seen in the pictures, and was renovated in 2018.

It is currently not winterized and has no heating. Electricity and water connections are available; gas is available on the street.

The house is connected to the sewage system. The tiled roof is in good condition.

There is a garden shed.

The ownership is settled, the property is free of legal disputes and encumbrances, and can be occupied at short notice!

The house is located approximately 1000 meters from the town center in a quiet location.

Location:

Balatonmáriafürdő is a quiet, charming resort town on the southern shore of Lake Balaton. It's especially popular with guests who appreciate relaxation, a friendly atmosphere, and a laid-back holiday pace. Shallow beaches, pleasant water, and a well-maintained promenade make it ideal for swimming, walking, and cycling. Restaurants, small cafes, and ice cream parlors contribute to a pleasant, relaxed holiday atmosphere.

Its location is an excellent base for exploring the western part of Lake Balaton – away from the hustle and bustle of larger cities.

Distances

To Vienna: approx. 180 km

Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 25 km
Travel time: approx. 25 minutes

Balatonmáriafürdő is therefore easily accessible from both Austria and the Hungarian capital, and is also close to Keszthely with its castle, harbor, and cultural attractions.

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 a commission of 1.27% (including Hungarian VAT) of the purchase price 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, including electricity, gas, water, and waste disposal, etc.

The commission is waived if you book direct contact with the seller.

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

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