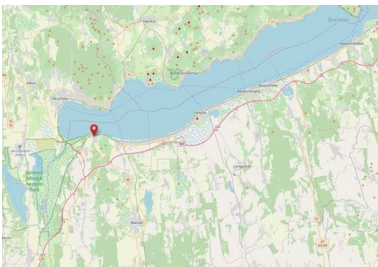




Property IDEAR1901



Property with excellent features,
beach nearby



Plot size:	796 sq. m.
Price:	70.000 € (≈ 25.501.700 Ft)
May be developed... :	yes
Type of usage:	Living
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Just 450 meters from the shores of Lake Balaton, we offer a large plot of land with ideal conditions for sale in the quiet yet central part of Balatonberény.

Plot size: 796 m² (There are two adjacent plots that can be purchased together.)

Utility lines in the street

All public utility lines are available in the street where the plot is located, allowing for quick and easy construction. Imagine spending your summer days in a modern, tastefully furnished holiday home, enjoying dinner on the terrace with family or friends as the lights of Lake Balaton reflect in the evening air.

The nearby towns of Keszthely and Hévíz are just a short drive away, providing access to a wealth of cultural, culinary, and wellness opportunities.

What makes this offer special is that two adjacent plots of land, each measuring 796 square meters, are available. These can also be purchased together, allowing for the creation of a larger, unique property at a more affordable price. This could be an excellent long-term investment in the heart of Lake Balaton.

The unique aspect of this offer is that two adjacent plots of land, each measuring 796 square meters, are available.

Location:

The area is cozy and well-maintained, the perfect choice for anyone wanting to build their own holiday home or family home near the lake. Within a few minutes' walk, you can reach all the amenities necessary for daily life – shops, restaurants, a pharmacy, a school, a kindergarten, as well as the local beach and the cycle path that runs along the shore of Lake Balaton.

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 1.27% including Hungarian VAT 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.
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

