



Property IDKK1300



Completely renovated detached house, near Lake Balaton



Price:	170.000 € (≈ 61.932.700 Ft)
Living space:	105 sq. m.
Plot size:	2.000 sq. m.
Type of house:	Detached house
Commission Rate:	2.42% of the purchase price including VAT



Property description:

Completely renovated detached house for sale, just 17 minutes from Lake Balaton.

Only 1.5 hours from Budapest!

The property also includes a wine cellar, a farmhouse, and a concrete storage building.

Additionally, a 2400 m² garden with fruit trees (walnut, apple).

Swedish-style conservatory.

RENOVATIONS:

- The roof has been completely replaced.
- 12 cm thick new insulation on the exterior walls.
- Plasterboard ceilings throughout the house.
- New bathroom with new plumbing (pipes, fixtures, and sanitary ware replaced).
- New kitchen cabinets and appliances (refrigerator, oven, induction cooktop, dishwasher).
- Windows and doors completely replaced (wood and PVC).
- Concrete flooring throughout the house.
- A wood-burning stove is included: smokeless and clean (not a horseshoe stove, therefore usable even during a power outage).
- New radiators and pipes throughout the house – the new owner can customize the heating system to their liking.
- New electrical installation.

Furniture is not included in the offer but can be purchased separately by arrangement.

Furnishings: Completely

Location: Kaposy is a tranquil, nature-filled village in Somogy County, located south of Lake Balaton. The village captivates visitors with its rolling hills, lush greenery, and relaxed, authentic atmosphere. Here you can experience Hungary away from the tourist crowds – ideal for those seeking relaxation and nature lovers.

The surrounding area is perfect for walks, hikes, and bike rides. At the same time, you benefit from easy access to Lake Balaton, allowing you to combine rural tranquility with excursions to the lake.

Distances

To Vienna: approx. 200 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 140 km
Travel time: approx. 1.5–2 hours

To Keszthely: approx. 80 km
Travel time: approx. 1–1.25 hours

Kaposy is therefore ideal for guests who want to enjoy a pleasant balance of rural charm, nature, and proximity to 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 service includes:

- 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

Commission Rate:

As the buyer, you will pay 2.42% (including 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, such as electricity, gas, water, 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





