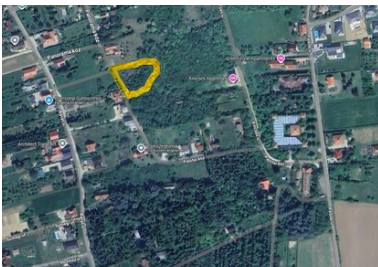




Property IDCM196-2



A great building plot in a quiet location near Héviz with distant views (A-A)



Plot size:

4.067 sq. m.

Price:

60.000 € (≈
21.816.000 Ft)

Type of usage:

Living

Commission Rate:

2.42 of the purchase
price including VAT,
Subject to
commission: yes



Property description:	Beautiful, quiet building plot in an idyllic location with views of Hévíz. Very quiet, gently sloping, a large and truly beautiful plot. The access road still needs to be paved.
Furnishings:	Public connections can be realized
Location:	Cserszegtomaj is an attractive, tranquil town located near Hévíz and Keszthely on the western shore of Lake Balaton. Its slightly elevated position offers beautiful views of the surrounding countryside and, in some places, even the lake itself. The town is particularly popular with visitors and expats who appreciate a relaxed living and vacation atmosphere. Cserszegtomaj combines living close to nature with excellent infrastructure: thermal baths, shopping facilities, restaurants, and leisure activities are all within easy reach. The surrounding area offers ideal conditions for walks, hikes, bike rides, and relaxing days at Lake Balaton or in the thermal lake of Hévíz. Distances To Vienna: approx. 175 km Travel time: approx. 2.5–3 hours To Budapest: approx. 190 km Travel time: approx. 2–2.5 hours To Keszthely: approx. 5 km Travel time: approx. 8–10 minutes Cserszegtomaj is therefore ideally suited for a peaceful stay near Hévíz and Keszthely – perfect for relaxation, wellness, and Lake Balaton experiences.
Miscellaneous:	Whether you're looking to buy a house in Hungary or sell a property in Hungary, Immocenter Hungary is the right local partner for you! Pay attention to our unique A-B-C classification of properties at the beginning of

the property heading! Explanation on our homepage!

Have you found a house and want to know if the offer is acceptable? Often there's a "foreigner surcharge" or hidden defects. Let our building surveyor inspect the house and verify the purchase price. After the "as seen" sale, complaints about defects are virtually unenforceable.

You can enter into a consulting contract with us upon request! This service is not tied to a specific property, is voluntary, and includes the following:

- * Creating an application in which you describe exactly which property you're looking for
- * Suggesting suitable properties until you find the right one
- * Joint viewing of your desired properties; Risk assessment by our construction expert/energy consultant (within a 50 km radius of Hévíz | Keszthely)
- * Assistance with all purchase formalities
- * Selection of a German-speaking notary (attorney)
- * German translation of the purchase agreement & German-speaking attorney
- * Re-registration of all utilities such as electricity, water, gas, etc.
- * Property maintenance 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 necessary 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



Aerial photo



IMG



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Site plan

