



Property IDCM333-3



(AAA) Fantastic property in a prime location near Lake Balaton



Price: 415.000 € (≈ 150.894.000 Ft)

Living space: 143 sq. m.

Plot size: 1.900 sq. m.

Type of house: Country house

Commission Rate: 1.27% of the purchase price plus VAT, Subject to commission: yes



Property description:

One should be sparing with superlatives, but this house is certainly one of the best properties we have been able to offer in our almost 10-year company history here in Hungary:

The location is exactly what one would want in Hungary:

- Quiet and tranquil on the edge of a residential area with panoramic views of a protected landscape area
- A well-off "European" neighborhood, as it should be, characterized by friendly Hungarian neighbors, but also Germans, Swiss, and Austrians, creating a valuable atmosphere of togetherness, not a purely German ghetto
- The Balaton beach is 5 km away via the well-developed bike path
- A private deep well provides warm thermal water
- The property is completely enclosed with a sturdy game fence to protect against grazing deer, which can be observed from the pool in the evening sun

The single-story, age-appropriate property impresses across the board, both inside with its perfectly designed room layout and outside, among other things, with the Hungarian country house style with round columns on the veranda.

The exterior details:

- Fully fenced property with its own well
- Electric entrance gate
- Tool shed for bicycles and garden tools
- Carport
- Garage with electric gate and carport in front
- Extension with swimming pool equipment, a guest toilet, and a recreation room. A proper guest apartment could also be integrated here with little effort.
- Large pool with cover
- Summer kitchen and patio
- Easy-care, park-like grounds
- A large terrace at the front of the house

The interior details:

- Entrance area / hallway

- To the right of it, the bathroom with shower / bathtub / sauna
- Next to it, a guest toilet
- Further along, to the right of the hallway, is the utility room with water treatment, new gas boiler, washing machine & dryer
- And at the end of the right-hand hallway, the large bedroom with air conditioning
- From the entrance area, you enter the main room of the house, where, opposite the kitchen, you will find
- The bright tiled stove
- The open and very high-quality kitchen with views of the garden and pool
- Off to the right is another room, usable as a second bedroom, guest room, or office
- To the left of the kitchen, the large dining area
- And behind it, the living room area with another impressive tiled stove
- From here, you can access the garden and pool through a large patio door.

The entire complex is in exceptionally excellent condition and will be available to you within 3 months.

Watch the video on our website.

Furnishings:	All connections available including fiber optic internet
Location:	Approx. 4 km south of the shore of Lake Balaton Approx. 15 km southwest of Keszthely & Hévíz
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 Héviz | 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 of this property, you will pay 1.27% of the purchase price including Hungarian VAT upon presentation of the invoice and signing the purchase agreement. This price includes:

- Land registry review for encumbrances and property 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



































