



Property IDKK2121



Renovated detached house in a quiet,
natural setting



Price:	200.000 € (≈ 72.862.000 Ft)
Living space:	93 sq. m.
Plot size:	542 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In the garden city of Keszthely, where mornings are quieter, the air fresher, and the view of Hévíz rises majestically above the hills, stands a house that is more than just walls and a roof—it's the chance to begin a new story. Just under two kilometers away, the mist of the famous Lake Hévíz shimmers, and only five kilometers away, Lake Balaton ripples gently—as if two natural treasures were embracing this house. Built in the 1980s from solid brick with a tiled roof on a sturdy foundation, the house underwent extensive renovations between 2018 and 2024.

The electrical system was updated, windows and doors replaced, new flooring installed, and new kitchens and bathrooms fitted—every detail was renewed with meticulous attention to detail. The walls are already insulated on three sides; the fourth side remains to be finished—as if only the final brushstroke is needed.

] What makes this 93-square-meter house so special is that it offers comfortable living space for two generations.

On the ground floor, the living and dining room with an open-plan kitchen forms the heart of the home. From here, you can access the terrace, where a summer breakfast or a cozy evening chat is a regular occurrence. Two bedrooms, a study, a bathroom, and a separate toilet complete the living space.

The upper floor is accessible via a separate entrance – ideal for a child, a parent, or guests. It features its own living room with a kitchen, a bedroom, a bathroom, and a balcony. The balcony is just waiting to be furnished by the new owner – perhaps with a comfortable armchair from which to enjoy the panoramic view of Hévíz.

On the ground floor, there is a garage, a workshop, and a storage room – a practical space for creative pursuits, DIY projects, or even the realization of a long-held dream.

The 542-square-meter garden is well-maintained and fenced. Fruitful apple and

pear trees, raspberries, and figs – the scent of blossoms in spring, shade and fruit in summer, vibrant colors and bounty in autumn. The courtyard offers ample parking for 2-3 cars.

The house is heated by a gas boiler via radiators, and the cast-iron stove creates a cozy, cool atmosphere on cooler evenings. Triple-glazed, thermally insulated PVC windows and doors with shutters and mosquito nets provide a high level of comfort.

This house is ideal as a permanent residence, offering a vacation-like atmosphere even during the week. It can be a summer retreat where you can escape the noise of the city and relax. It is also a worthwhile investment, as the value and attractiveness of the area increase year after year.

Now, a special opportunity presents itself: The price has dropped from 85 million forints to 75 million forints.

This house is more than just a property in Keszthely.

Here, the sun sets behind the hill of Hévíz, the proximity to Lake Balaton promises freedom, and the history of two generations can peacefully intertwine.

Contact: +36 30 3000 188

Furnishings:

Completely

Location:

Keszthely – the charming capital of Lake Balaton!

Keszthely is considered the "unofficial cultural capital" on the western shore of Lake Balaton and enchants visitors with a perfect blend of history, vibrant city life, and picturesque nature. The baroque Festetics Palace, one of Hungary's most magnificent aristocratic residences, forms the heart of the city and invites visitors to stroll through its splendid palace gardens.

The lovingly restored Old Town, with its cozy cafes, small shops, and museums, delights visitors of all ages. The lakeside promenade, the marina, and the

well-maintained beaches make Keszthely a wonderful starting point for relaxing holidays on the "Hungarian Sea."

Whether sailing, cycling along the Balaton Cycle Path, or taking a trip to the nearby thermal spa town of Hévíz – Keszthely offers relaxation and diverse leisure activities year-round.

Distances at a glance:

Vienna: approx. 190 km (around 2.5 hours' drive)

Budapest: approx. 190 km (also around 2.5 hours' drive)

Keszthely combines Hungarian hospitality, Mediterranean flair, and historical splendor into a holiday destination you'll want to visit again and again.

Keszthely – where Lake Balaton meets culture, nature, and a carefree lifestyle!

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

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







