



Property IDKK2209



House in need of renovation in a
quiet, harmonious setting



Price:	34.400 € (≈ 12.532.264 Ft)
Living space:	81 sq. m.
Plot size:	1.060 sq. m.
Type of house:	Detached house
Commission Rate:	2.42% of the purchase price including VAT, Subject to commission: yes



Property description:

- Living area: 81 m², Plot size: 1060 m²
- Mixed construction (clay brick + brick), exterior in good condition, interior in need of renovation
- Tiled roof, roof structure in good condition
- Water connection available, water pipes renewed
- New electrical line (32 Ah) on the exterior wall, interior wiring still aluminum
- Gas connection available
- Sewage connection in the house
- Two adjoining rooms (can also be used as separate rooms), hallway + kitchen, bathroom with toilet, pantry
- Heating: Gas convector, fireplace available, therefore also heating possible via a stove/fireplace
- Bathroom and kitchen not yet finished
- View: Street
- Well in the courtyard
- No other outbuildings on the property, only an approx. 6 m² open wooden shed
- Spacious living area, family-friendly, quiet location, near the town center (5-10 (Walking distance))
- The property is well-maintained
- High-speed fiber optic internet/TV is available in the development
- The property can be occupied immediately after payment of the purchase price

The stove shown in the picture is not included in the purchase price!

Location:

Excellent transport links: Bus and train services are available in the village.

In Túrje you will find everything you need: shops, ATMs, post office, doctor's office, pharmacy, daycare center, kindergarten, and school.

5 km from Zalaszentgrót, 15 km from Sümeg, located in a well-maintained village (Keszthely, Tapolca, and Lake Balaton are 30-40 minutes away, Zalaegerszeg is 30 minutes away, and Austria is 1.5-2 hours away by car).

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 collection, 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 2.42% including Hungarian VAT on 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







