

Top Angebot

* für den Käufer

Property IDKK2320



Renovated detached house in a quiet, natural setting



Price: 66.600 € (≈ 24.317.658 Ft)

Living space: 54 sq. m.

Plot size: 291 sq. m.

Type of house: Detached house

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



Property description:	Well-maintained 2-room family home in Sümeg Central location near the lower church (approx. 5-minute walk). Detached single-family home with private garden. The property is approx. 291 m². Built in the 1960s, of stone. The roof is in good condition, the facade is tiled. The house has been regularly maintained and renovated (laminated flooring has been installed in one room, the electrical system has been updated, and the windows and doors have been replaced). The house has a living area of 54 m², 2 bedrooms, a living room, a kitchen, and a bathroom with toilet. Heating is provided by convectors, in addition to a wood-burning stove and an air conditioner with heating and cooling functions. There are 2 storage rooms in the yard. The yard is well-maintained. Parking is only available on the street.
Location:	The town center of Sümeg is just a 5-minute walk away. There you will find shops, government offices, schools, kindergartens, daycare centers, restaurants, cafes, pastry shops, and a bus stop. Nearby thermal baths: Zalaszentgrót (open only in summer), Kehidakustány (open year-round), Hévíz (open year-round). Austria can be reached in 1–1.5 hours (via Szombathely) or 1.5–2 hours (via Sopron).
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









