



A single-story detached house with diverse usage possibilities.

Price:	147.000 € (≈ 53.553.570 Ft)
Living space:	145 sq. m.
Plot size:	465 sq. m.
Type of house:	Detached house
Commission Rate:	2.42% of the purchase price including VAT, Subject to commission: yes



Property description:

Located on a quiet street near the market hall, just minutes from the bus station and city center, a single-story detached house with a variety of potential uses is for sale.

It is also ideally suited for setting up a shop or business, as it features a spacious living room with separate street access.

The house currently offers a U-shaped floor plan with 4 + 2 half-rooms, 2 bathrooms, and 2 kitchens.

The generous living area is also suitable for subletting or families moving in together. A sauna is also included. The garden offers the new owner a seating area, an electric gate, and an electrically operated and lockable garage for 2-3 cars.

Part of the garden is already paved, and video surveillance is installed for added security.

There is also a small cellar beneath the house.

Location:

The town of Tapolca is one of the most charming places in western Hungary, situated near Lake Balaton in a scenic region. Tapolca is particularly known for its unique cave system located directly beneath the old town, which visitors can even explore by boat. The well-maintained town center, with its small cafes, historic buildings, and picturesque millpond, offers a tranquil yet vibrant atmosphere. The surrounding area, with its vineyards, rolling hills, and the nearby Lake Balaton, makes the town an ideal base for excursions and relaxation.

Vienna is approximately 190 kilometers away and can be reached by car in about two and a half hours. The Hungarian capital, Budapest, is roughly 170 kilometers away and can also be reached in about two and a half hours. The popular Lake Balaton resort of Keszthely is only about 15 kilometers away, a drive of approximately twenty minutes.

Tapolca pleasantly combines nature, culture, and a prime location in close proximity to Lake Balaton and major cities.

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 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











