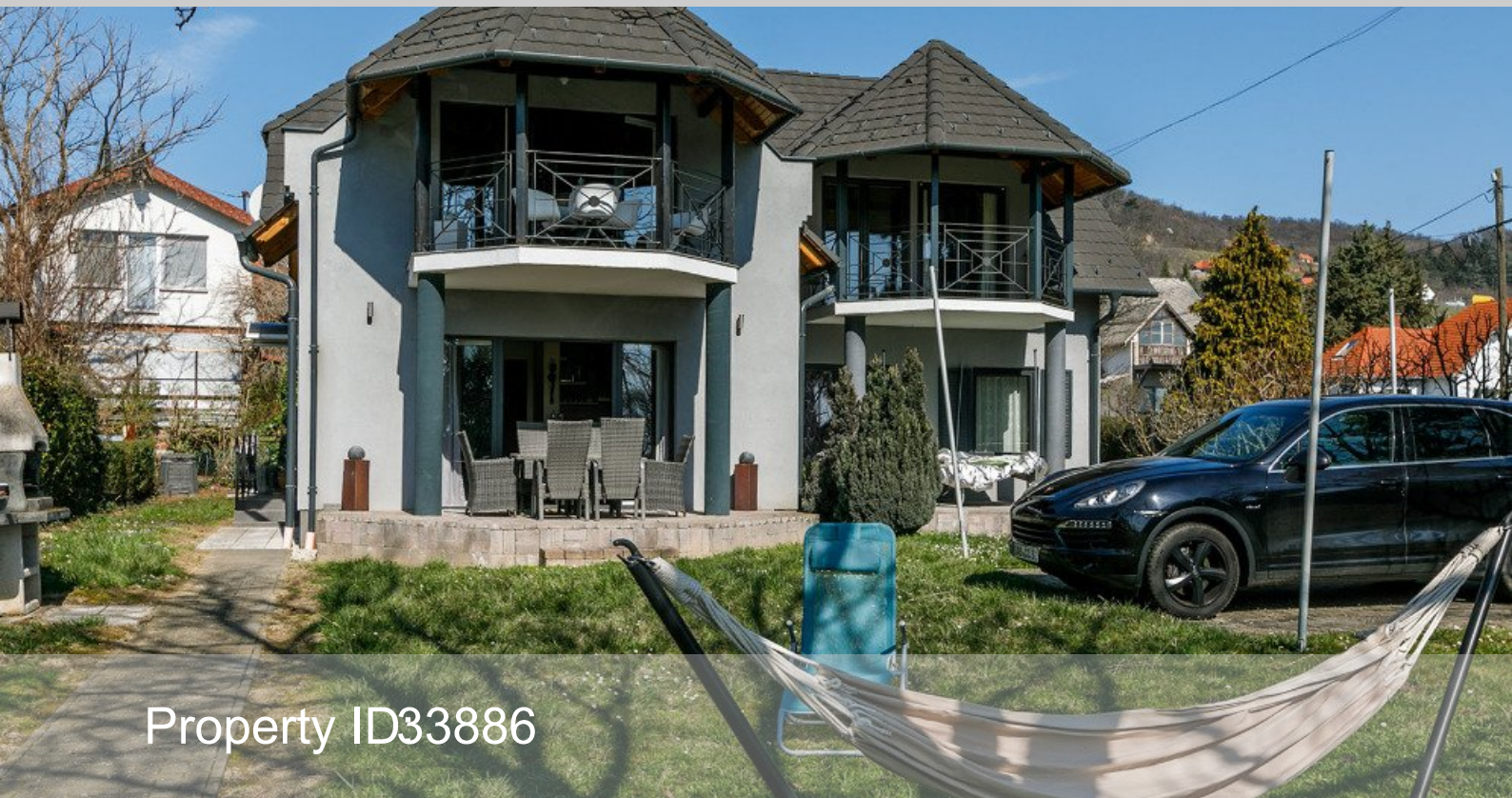




Property ID33886



Sophisticatedly renovated semi-detached house with panoramic views of Lake Balaton

Price:	225.500 € (≈ 81.991.800 Ft)
Living space:	110 sq. m.
Plot size:	395 sq. m.
Type of house:	Semi detached house
Commission Rate:	1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

Exceptional opportunity in Badacsonyörs – Sophisticatedly renovated semi-detached house with panoramic views of Lake Balaton

In the tranquil, natural surroundings of Badacsonyörs, we offer a semi-detached house for sale, completely renovated and remodeled in 2012. It is ideally suited as both a holiday home and a long-term, stable investment in one of the most sought-after regions of the Balaton Uplands.

The property has a land use agreement but is accessed via a separate entrance gate, providing convenient parking for at least two vehicles. During the renovation, particular emphasis was placed on durable, high-quality construction.

The main walls are constructed of 30 cm thick POROTHERM bricks, while the interior walls are made of 10 cm thick POROTHERM bricks. The ceiling structure, including the lintels, is made of monolithic reinforced concrete, ensuring a stable and long-lasting construction. The roof is a traditional timber frame structure with anthracite-colored clay tiles.

The interiors are spacious and thoughtfully designed. The property features two bedrooms, two living rooms, a kitchen, two bathrooms, and two separate storage rooms. A connection for a washing machine has been provided in the walk-in closet on the upper floor, making extended stays or seasonal living convenient.

The upper-floor terrace offers a partial view of Lake Balaton, which is gently filtered by the treetops in summer, creating a pleasant, green setting with a lake view.

The property is fully serviced: water, electricity, and sewage connections are available. A gas connection is available at the property line and can be easily installed if desired. Currently, the building does not have a heating system, as it has primarily been used as a holiday home, allowing the new owner to freely choose their preferred heating solution.

Due to its features, construction quality, and location, this property presents an excellent opportunity both as a private holiday home on Lake Balaton and as a sound investment in the Badacsony region.

If you are interested, please contact us for further information or to arrange a viewing.

Furnishings:

The property is fully serviced: water, electricity, and sewage connections are available.

Public utilities are available.

Gas is available in front of the property.

Location:

The picturesque Balaton North Shore is one of Hungary's most beautiful and diverse regions. Along the northern shore of Lake Balaton, a unique combination of rolling volcanic hills, historic vineyards, charming villages, and spectacular views across the lake awaits you.

The region is particularly renowned for its scenic variety: The hills around Badacsony and the Balaton Uplands offer breathtaking panoramas, while places like Tihany, with its famous abbey and lavender fields, are among the most popular destinations.

The northern shore is considered the quieter and more exclusive side of Lake Balaton. Here you'll find less mass tourism than on the southern shore, but more nature, culture, and fine dining. Numerous wineries invite you to tastings, making the region a culinary highlight as well.

For active vacationers, ideal conditions for hiking, cycling, and sailing await, while those seeking tranquility can enjoy the relaxed atmosphere and the stunning scenery.

Distances (depending on location on the northern shore):

To Vienna: approx. 180–220 km (travel time approx. 2–2.5 hours)

To Budapest: approx. 130–180 km (travel time approx. 1.5–2 hours)

To Keszthely on Lake Balaton: depending on the location, 0–70 km

The northern shore of Lake Balaton uniquely combines nature, enjoyment, and quality of life. Whether for holidays, day trips, or permanent residence in Hungary – this region is among the most attractive and sought-after locations in the country.

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 1.21% 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

