



Property IDWH7327-2



(AAA) Diverse usage options in Austria



Price:	165.000 € (≈ 59.944.500 Ft)
Living space:	140 sq. m.
Plot size:	3.800 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price, Subject to commission: yes



Property description:

The house was built in 1995 (street-facing, no basement), and the extension was added in 2002 (directly adjacent, with a basement).

During the construction of the extension, a gas-fired central heating system was installed throughout the living area. A fireplace (integrated into three rooms) was also added.

The property also features a 25-meter swimming pool (all new equipment: pumps, lighting, etc.) and a biotope.

The adjacent plot of land (800 m²) has been purchased and could be used, among other things, for the construction of a carport.

Due to its size, the extension is ideally suited as a conservatory, music room (no volume restrictions), studio (due to the perfect natural light), playroom for children/adults, etc.

Should even more space be needed, the attic could also be converted.

All living rooms have PVC windows. The bathroom and toilet have wooden windows.

Entrance hall 2.9 m²

Bathroom 4.2 m²

WC 1.9 m²

Living room 24 m²

Bedroom 12 m²

Dining room 12.6 m²

Study/Cabinet 9.4 m²

Kitchen 8 m²

Extension 65.77 m²

Basement (divided into 3 rooms) 48 m²

Terrace approx. 50 m²

Great potential for expansion (basement, attic)

The adjacent field at the rear also belongs to the property. Two adjacent plots of

land.

The entire property is fenced.

Furnishings: All connections are available.

Location: Ideally located between Bük (Greenfield Golf, thermal baths) and Lutzmannsburg (Austria). Therefore, it can also be easily reached via the small border crossing at Lutzmannsburg.

Miscellaneous: Whether you're looking to buy or sell a property in Hungary, ImmoCenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual consultation – personal, independent, and fair

Upon request, you can conclude an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our service includes:

- Detailed recording of your search criteria in a personal search profile
- Suggestions for suitable properties – until you find your ideal property
- Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)

Support and assistance with handling all purchase formalities
 Referral to a German-speaking notary or lawyer
 Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
 Assistance with transferring utilities (electricity, gas, water, etc.) Co.

On request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

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













