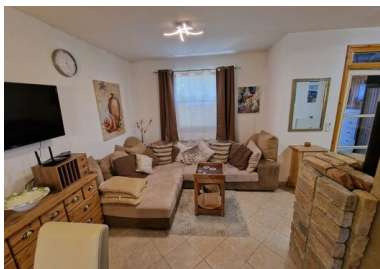




Property IDCM104-2



(AAAB) Cozy, quiet, professionally renovated, with guest apartment on Lake Balaton



Price: 195.000 € (≈ 71.200.350 Ft)

Living space: 100 sq. m.

Plot size: 468 sq. m.

Type of house: Detached house

Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

****Charming house in Fonyód: Your dream home is waiting for you!****

Discover this cozy, quietly located and professionally renovated detached house with guest apartment in Fonyód! The house, which was completely renovated in 2005 by German experts, is for sale and offers you a living space of approx. 100 m² on an easy-care plot of 468 m².

With its five rooms, spread over two floors, three bedrooms and two bathrooms, it is ideal for families or as a holiday home.

The open fitted kitchen (EBK) invites you to cook and linger together. Enjoy the distant view from the large windows, which offers you peace and relaxation. The spacious winter garden is a highlight of this house and offers you a place to relax all year round. The attic offers additional storage space or can be designed according to your wishes. The Swedish stove provides cozy warmth on cold days, while the air conditioning unit provides pleasant coolness on hot summer days. A gas boiler can also be installed if required; our craftsmen will find a solution quickly and professionally.

The house has been completely renovated - the last modernization took place in 2005, including the replacement of all pipes, windows and external insulation - so you can move in straight away without any further investment. A fireplace in the living room creates a cozy atmosphere and invites you to spend cozy evenings.

Fonyód offers an excellent infrastructure with numerous shopping opportunities, German-speaking doctors and very good transport links. Leisure activities such as hiking, cycling or water sports on the nearby Lake Balaton make this place particularly attractive.

The rooms in detail above, approx. 66 m²:

- Hallway / cloakroom
- large living area / kitchen / dining area
- 2 bedrooms
- 1 bathroom
- large terrace with 24 m² which can also be completely closed with flexible elements, including stairs down

The apartment, approx. 25 m²:

- Hallway
- bedroom on the left
- bathroom with gas boiler preparation
- living room
- terrace with approx. 18 m²
- The attic, which can be accessed from the outside via stairs, is insulated with polystyrene and offers enough storage space
- Various garden tools and a stable pool that can be set up on the solid concrete foundation in the garden are included in the sales price.

Don't hesitate any longer! This charming house in Fonyód could soon be your new home. Arrange a viewing today and let yourself be inspired by this unique offer!

Furnishings: Fresh water, sewage, 3-phase electricity, gas connection available, high-performance internet

Location: Ideal location in the quiet part of the well-known seaside resort of Fonyod on the southern shore of Lake Balaton, 5 minutes by bike to the beach.
 Fonyod offers ideal connections to the M7 motorway to Budapest (approx. 1.5 km) or to Austria and Slovenia.

But the place is also easily accessible by train!

Miscellaneous: Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints

about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all utilities such as electricity, water, gas, etc.
- * Housekeeping during your absence

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 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)

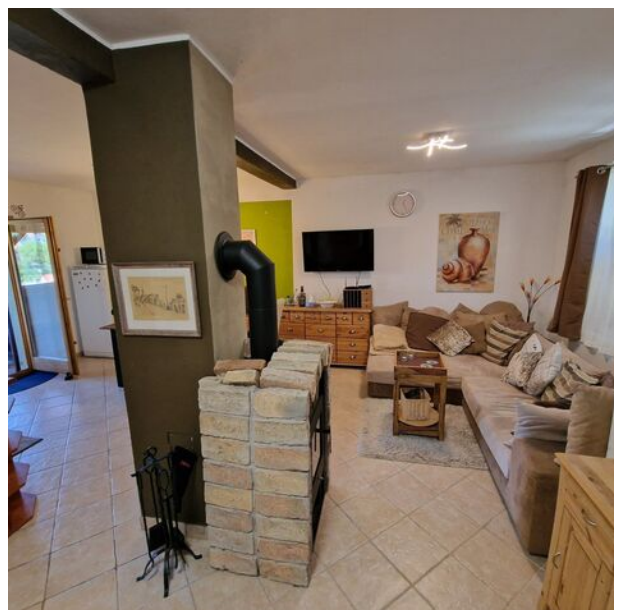
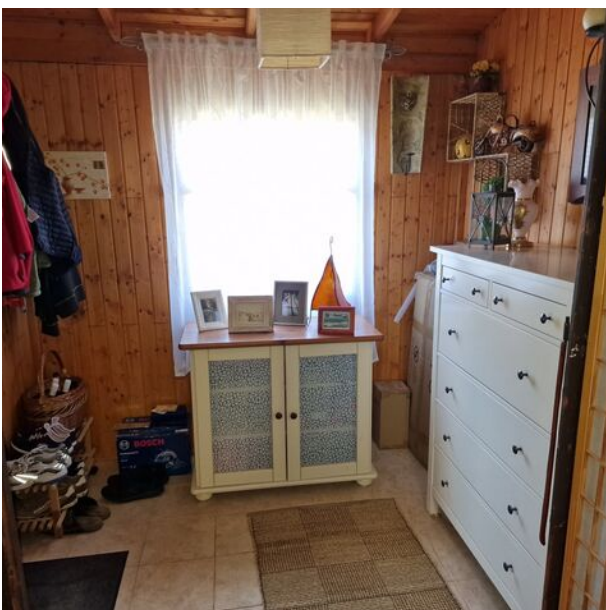
b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com

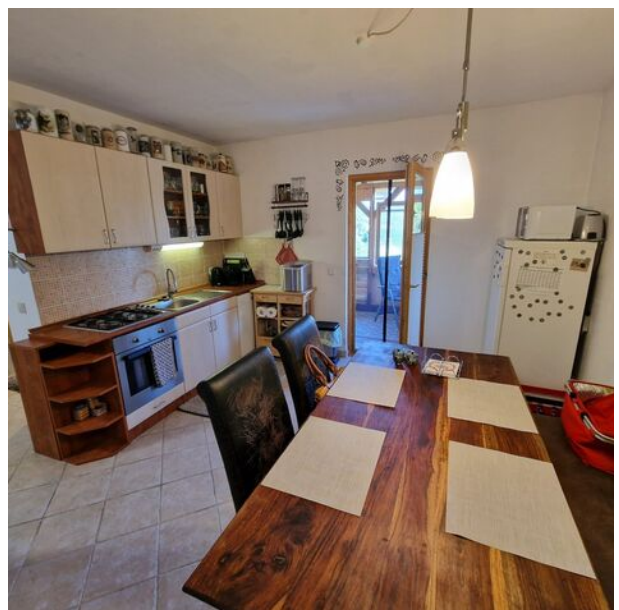


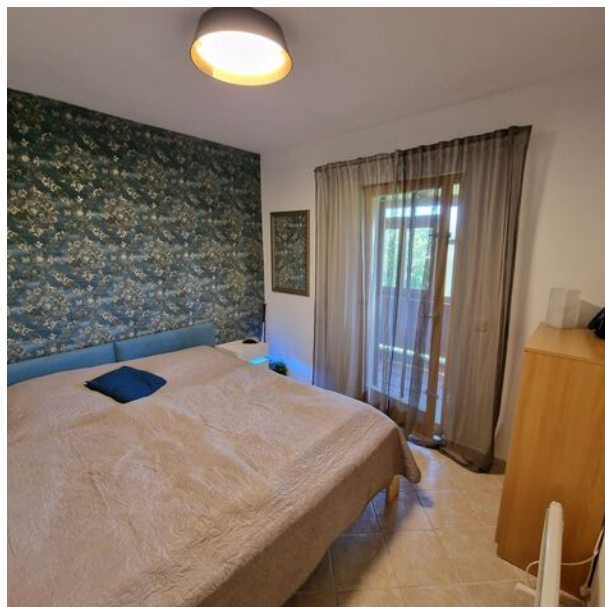


Entrance / Hallway

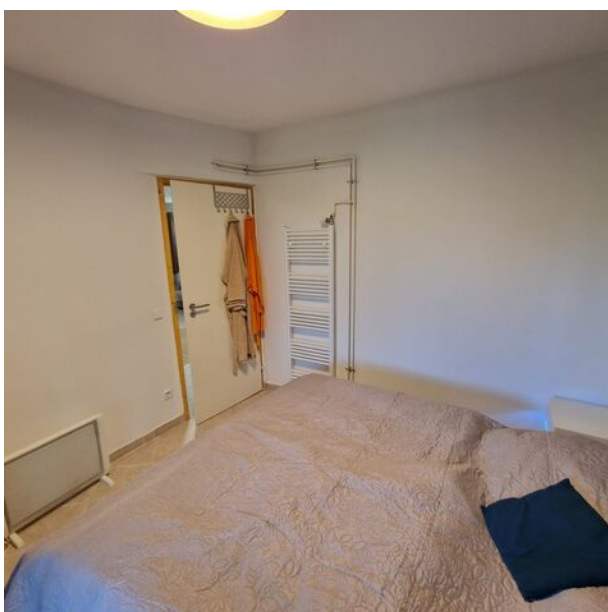


Living room





Bedroom 1



Bedroom 1



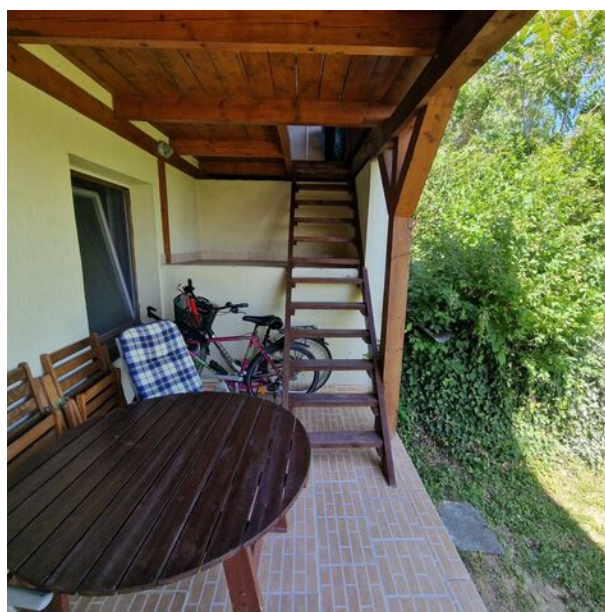
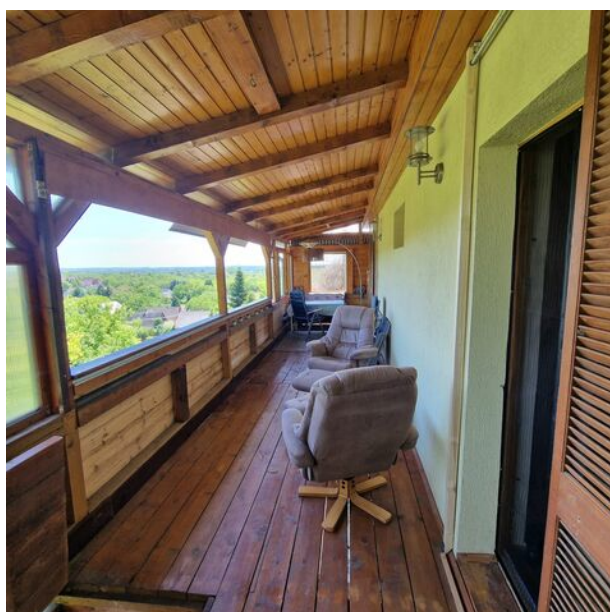
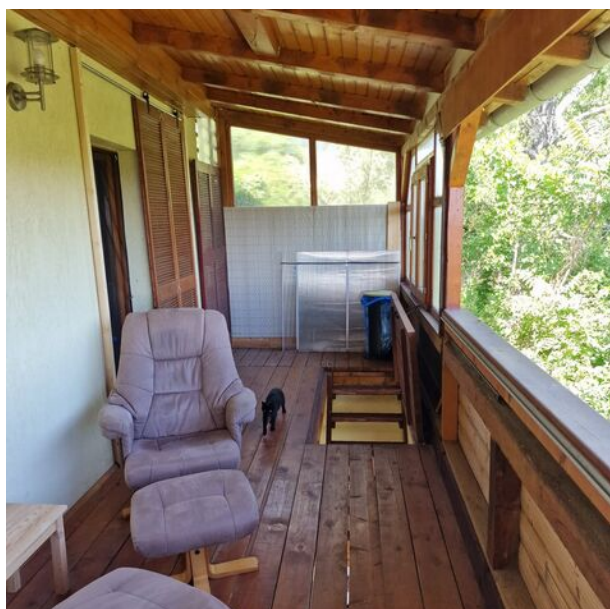
Bedroom 2



Bedroom 2



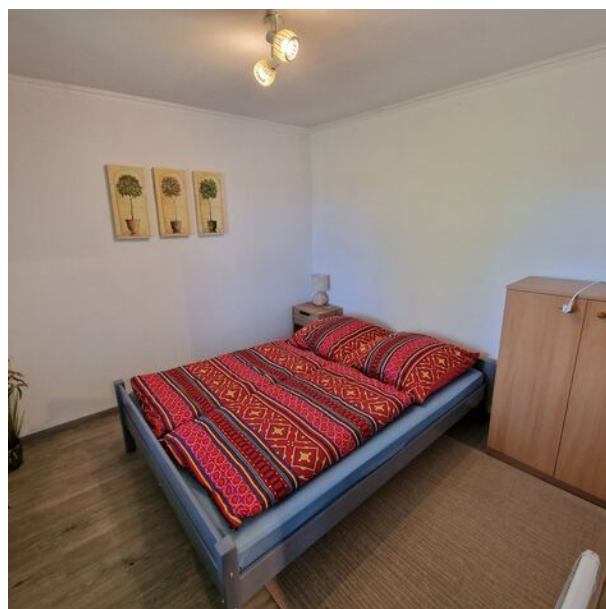
Terrace above



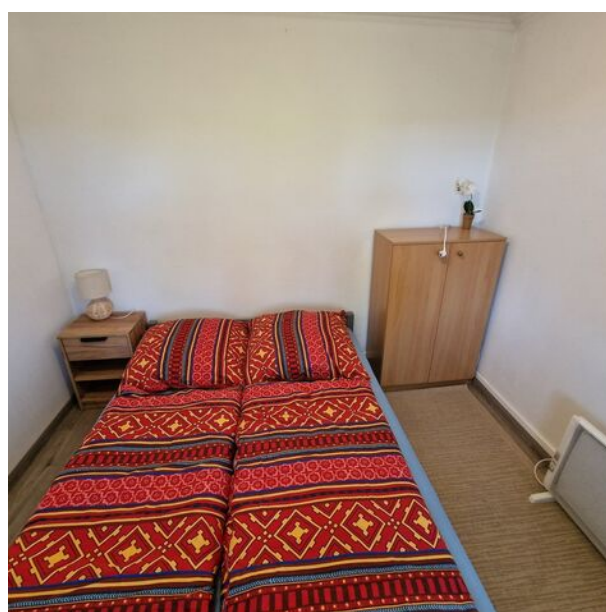
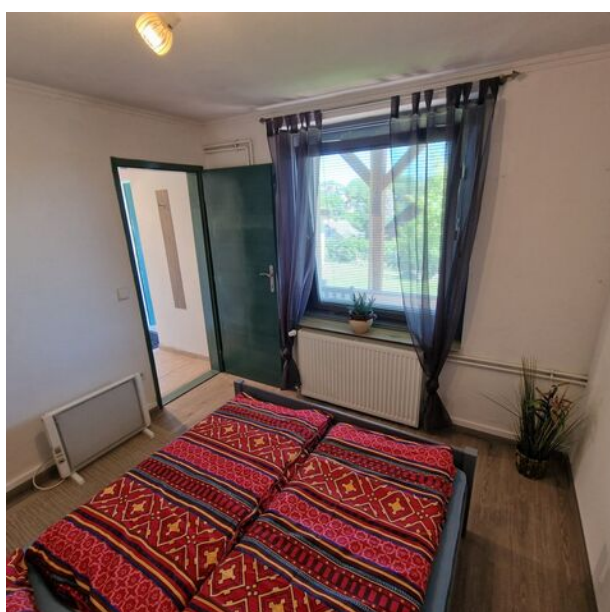
Terrace below



Terrace below



Bedroom Apartment





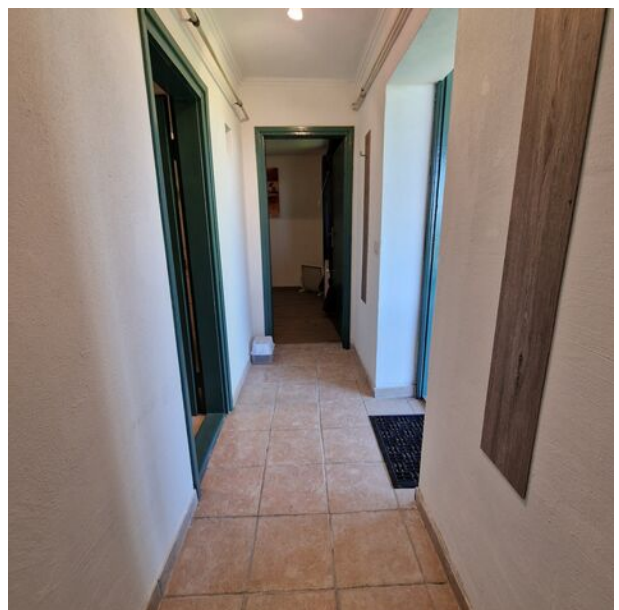
Living room apartment



Living room apartment



Hallway Apartment

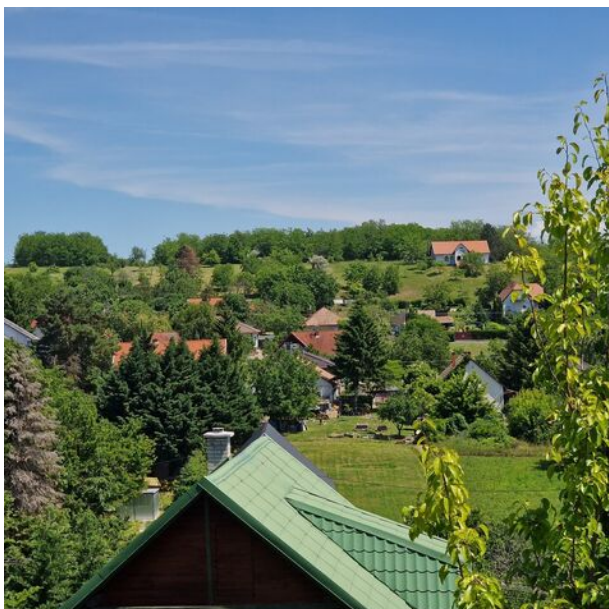




Bathroom Apartment



garden shed





attic

