



Renovated detached house in a quiet, natural setting

Price:	431.800 € (≈ 157.309.058 Ft)
Living space:	150 sq. m.
Plot size:	464 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

A 150 m² detached house, just 1500 meters from the Zalakaros thermal baths.

The house is situated on a 464 m² plot in a quiet side street.

It is a two-story brick house with a separate 50 m² apartment with its own entrance.

The ground floor comprises a hallway, kitchen with dining area, pantry, a bedroom, a living room, and a bathroom with a separate toilet.

The upper floor includes a bedroom, a living room, a dressing room, and a bathroom with a separate toilet.

The separate apartment consists of a bedroom, a living room, a kitchen, a bathroom, and a toilet.

As you can see from the pictures, the house is in good condition, fully equipped, and was renovated in 2021. Heating is provided by a gas boiler and a wood-burning stove.

The roof is in good condition, insulated, and tiled. The house is insulated on the exterior.

... The courtyard includes a storage room, a woodshed, a private garage, and an open carport.

The house also features an approximately 80 m² terrace. The property is free of encumbrances and available for immediate occupancy.

"Important note: Due to current fluctuations in the Forint-EUR exchange rate, prices for some properties may change. The listed sale prices are therefore non-binding!

Please inquire about the current sale price if you are seriously interested."

The applicable Forint price is 149,000,000 HUF.

Furnishings:	Completely
Location:	Zalakaros is a spa town with 3,000 inhabitants, located 30 km from Lake Balaton. Highway access points and exits are within 5–10 km. Nagykanizsa: 20 km Keszthely: 30 km
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 1.27% 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











