



(AA) Large property with plenty of space, also for a senior living community on the o...



Price: 365.000 € (≈ 132.714.000 Ft)

Living space: 220 sq. m.

Plot size: 4.764 sq. m.

Type of house: Country house

Commission Rate: 2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Large country house in a quiet location in a suburb of Héviz.

The property is very spacious, easy to maintain and can also be expanded.

With 3 bedrooms, 2 bathrooms, a huge kitchen and 2 large lounges - all on the ground floor - this property also offers ideal conditions, e.g. for a senior living community.

The rooms in detail:

- 3 bedrooms
- 2 bathrooms
- a huge kitchen
- a large living room with a Canadian fireplace
- another large room as an office or lounge
- a winter garden
- an extra room for whirlpool or sauna (all connections available)
- a double garage with electric doors
- a tool room
- a wine cellar
- an outdoor pool with a covered terrace
- 2 log houses on the property

The price includes all the furniture, a very high-quality, 2-year-old ride-on lawnmower with snow blade, as well as various other tools and garden material

The lower part of the property is completely fenced, ideal among other things. for dog owners

Furnishings:

All connections available

Location:

LOCATION

7 km to Héviz, 10 km to Keszthely / Lake Balaton

Miscellaneous:

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 as good as no longer actionable.

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:

- * Please create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- * Proposals 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 consultant (within a radius of Hévíz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than € 50,000 = 1.27% of the purchase price (including VAT)

Purchase price less than € 50,000 = 2.54% of the purchase price (including VAT)

The information about the property is based on information provided by the seller. No guarantee or liability can be assumed for the correctness and completeness of the information. An intermediate sale and mistakes are reserved.

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

The book & quote; Welcome to Hungary & quote; we can highly recommend you if you don't know anything or not much about Hungary: <https://ogy.de/conny>

Commission Rate:

As the buyer, you will pay 2.54% 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.

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- 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 Hévíz | 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)

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