



Property IDKK1704-M



(AAA) Family house with park-like grounds in an exceptionally good location



Monthly rent excl. IE:	1.600 €
Living space:	160 sq. m.
Plot size:	4.000 sq. m.
No. of rooms:	5
Commission Rate:	€1600 incl. VAT



Property description:

This exceptional house is located in Cserszegtomaj, one of the most sought-after residential areas on Lake Balaton. Cserszegtomaj is a dynamically growing town with many new developments, yet it has retained its peaceful, family-friendly atmosphere. The immediate neighbor is Keszthely, a town on Lake Balaton, where all essential amenities and infrastructure are easily accessible.

The house, now seeking a reliable long-term tenant, is situated in a beautiful area directly bordering the forest.

Ideal for expats, families, or commuters who value comfortable living.

The property spans two floors with two separate entrances. The lower floor comprises 75 m² and consists of a living room, a fully equipped eat-in kitchen, a dining room, a bedroom, a bathroom with a shower, and a utility room with a gas boiler and solar panels.

A staircase leads to the upper floor, also 75 m², which features two further rooms with a study area, an eat-in kitchen, and a bathroom.

Garden maintenance is provided by a gardener for a monthly fee of €200, should you prefer not to do it yourself.

The monthly rent is €1600.

Utilities: €200 as a monthly advance payment and a final bill at the end of the year based on actual consumption.

The property features several fruit trees: 2 cherry trees, 2 ivy trees, and 1 peach tree.

There is no automatic irrigation system.

A 6 m³ underground water tank collects rainwater, which is used for manual watering, thus reducing water consumption.

A solar battery system minimizes electricity costs, allowing for cost-effective operation of the air conditioning.

The entire house is air-conditioned.

Heating is provided by gas and a wood-burning stove. The stove has a water circulation system; the heated water flows into the radiators throughout the house.

Please only contact us if you are a qualified individual.

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Furnishings:

Public utilities: Complete
Gas on the property
Water on the property
Electricity on the property
Sewerage on the property

Location:

Cserszegtomaj is an attractive, tranquil town located near Hévíz and Keszthely on the western shore of Lake Balaton. Its slightly elevated position offers beautiful views of the surrounding countryside and, in some places, even the lake itself.

The town is particularly popular with visitors and expats who appreciate a relaxed living and vacation atmosphere. Cserszegtomaj combines living close to nature with excellent infrastructure: thermal baths, shopping facilities, restaurants, and leisure activities are all within easy reach.

The surrounding area offers ideal conditions for walks, hikes, bike rides, and relaxing days at Lake Balaton or in the thermal lake of Hévíz.

Distances

To Vienna: approx. 175 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 5 km
Travel time: approx. 8–10 minutes

Cserszegtomaj is therefore ideally suited for a peaceful stay near Hévíz and Keszthely – perfect for relaxation, wellness, and Lake Balaton experiences.

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: One month's rent incl. VAT = 1,600 EUR

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





























