



Property IDKK011-2



House in a quiet and elevated location near Lake Balaton



Price: 135.000 € (≈
49.292.550 Ft)

Living space: 153 sq. m.

Plot size: 1.600 sq. m.

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



Property description:

Three living spaces for the price of one – your own home, a vacation home, and an investment all in one!

Property in Kehidakustány, just a few minutes' walk from the thermal baths, ideal for a family home, guesthouse, or vacation home!

Discover Kehidakustány, one of Zala's gems. The tranquility of the thermal waters and the surrounding hills of Zala offer a special opportunity: a meticulously maintained property with three living spaces that offers you home, relaxation, and a stable income opportunity!

Excellent location:

- Thermal bath just a few hundred meters away
- Hévíz: 15 minutes
- Lake Balaton: 20 minutes
- Zalakaros: 35 minutes
- Quiet, friendly village setting, authentic Zala atmosphere

The property consists of three distinct living areas (see pictures for floor plan):

Main building (66 m²):

2 bedrooms, kitchen, pantry, bathroom

Two built-in tiled stoves

Clay masonry, original beamed ceiling

New roof structure, new bricks, modern PVC windows and doors, new electrical system

Brick building with garage and living area on the upper floor

Lower floor: high ceilings, shaft garage, mixing and recirculation boiler

Upper floor (42 m²):

2 bedrooms, kitchen, bathroom

Heating: via boiler and air conditioning (cooling/heating)

Renewed roof and modern windows and doors

Lightweight wooden house (45 m²):

2 rooms, living room with open-plan kitchen, bathroom, toilet

Heating via the boiler of the outbuilding

Cozy wood paneling and a covered terrace in a natural setting, peaceful atmosphere

Exterior features:

1600 m², flat, landscaped plot, surrounded by shady trees

Fully fenced, quiet yet easily accessible

Who do we recommend it for?

For multi-generational families

For rural tourism or hospitality, available immediately

For a combination of residential and commercial use

As a holiday home, investment, or long-term rental

This property is not just a house – it's an opportunity!

Don't miss this special offer. Come by and imagine your future!

Furnishings:

All connections available

Location:

Kehidakustány – A thermal spa idyll in the Zala Valley, very close to Lake Balaton

Kehidakustány is famous for its Kehida Termál spa and adventure pool: a spacious thermal resort with indoor/outdoor pools, slides, and a sauna world – ideal for wellness, families, and year-round swimming.

In the village, the Deák Ferenc Kúria commemorates the "Wise Man of the Nation" – a small, atmospheric museum in a historic setting.

kehidakustany.hu

Distances (by car, approx.)

Keszthely (Balaton): ~21 km / ~25 min. (via Zalaapáti/Zalacsány).

Budapest: ~205 km / ~2–2.5 hrs. via M7.

Vienna: ~185–190 km / ~2.5–3 hrs. (A3 → border crossing, continue towards Sárvár/Zala).

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: ImmoCenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Our certified building expert will thoroughly inspect your dream property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German purchase agreement translation and support from a German-speaking lawyer
- Support with re-registering for electricity, gas, water, etc.
- Upon request: reliable property management during your absence

ImmoCenter Hungary – safe, 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 a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and signing the purchase agreement. This price includes: - Review of the land register for encumbrances and owner rights - Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany) - A German translation of the purchase agreement - All utility changes such as electricity, gas, water, garbage, 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













