Property ID33902

Stylish and modern family home

Price:	475.000 € (≈ 172.615.000 Ft)
Living space:	115 sq. m.
Plot size:	945 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

This exceptionally stylish and modern family home is for sale in Gyenesdiás.

The entire property exudes a bright, airy, and inviting atmosphere, and every detail reflects the meticulous care and attention to detail that went into its design. The spacious living room with its open-plan American-style kitchen creates a particularly pleasant and inviting communal space. The covered terrace feels almost like an extension of the living room, allowing you to enjoy the seamless connection between indoor and outdoor living throughout the summer.

The swimming pool and surrounding sunbathing area lend the garden a relaxed and stylish ambiance. At the same time, the garden is low-maintenance, ensuring that weekends can be spent relaxing rather than working in it. Inside, modern warm colors, high-quality materials, and atmospheric lighting create a cozy living environment. The bedrooms are comfortable and quiet, and the bathroom is modern and tastefully designed.
...`` .] .] .. The property is ideally suited as a permanent home, a holiday home or an investment property, as it offers peace and quiet while being close to everything that makes Gyenesdiás and the western part of Lake Balaton so popular.

Furnishings:

Complete

Gas connected
Water connected
Electricity connected
Sewer connected

Location:

Gyenesdiás – One of the Most Charming Resorts on the Western Shore of Lake Balaton

Located on the northern western shore of Lake Balaton, between Keszthely and Vonyarcvashegy, Gyenesdiás is one of the most popular yet pleasantly tranquil resorts in the region. The town combines beautiful natural surroundings, well-maintained beaches, and a wide range of activities for families, sports enthusiasts, and those seeking relaxation.

The expansive Játék Beach is particularly well-known and is one of the most

family-friendly beaches on Lake Balaton. Its gently sloping waters, playgrounds, sports areas, and plenty of shady green spaces make it ideal for relaxing holidays. The smaller Diási Playground Beach is also situated in a well-kept green area and offers a peaceful atmosphere right by the water.

The surrounding area offers excellent leisure opportunities:

Hiking trails in the Keszthely Mountains

Viewpoints such as the Kitaibel Pál Lookout Tower

Cycling paths along Lake Balaton

Opportunities for sailing, stand-up paddleboarding, and other water sports

Regional cuisine and wine bars with lake views

Thanks to its proximity to Keszthely and Hévíz, visitors also have culture, shopping, museums, and thermal baths practically on their doorstep.

Distances from Gyenesdiás

Vienna: approx. 190 km
→ about 2 hours 15 minutes drive

Budapest: approx. 190 km
→ about 2 hours 10 minutes drive

Keszthely: approx. 4 km
→ about 5 minutes drive

Conclusion:

Gyenesdiás is an ideal place for anyone seeking a perfect combination of nature, water, activity, and relaxation. With its beautiful beaches, proximity to the Balaton Uplands, and charming town center, it's an excellent destination for vacationers – and an attractive place to live for expats who want to relocate to Lake Balaton.

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)

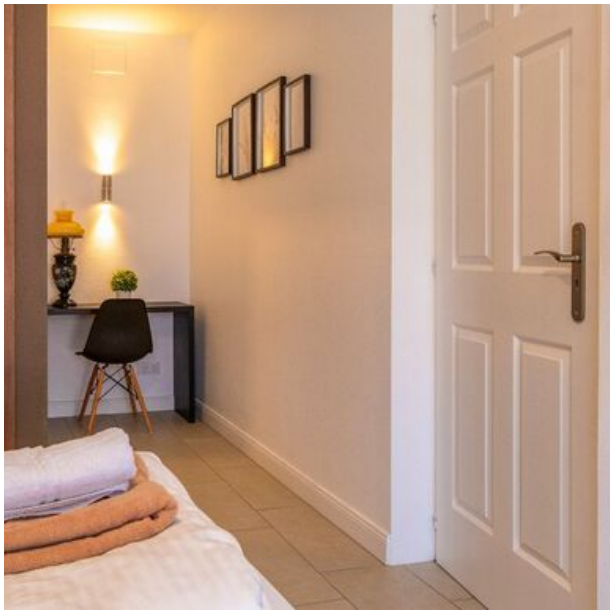
- English sales contract translation

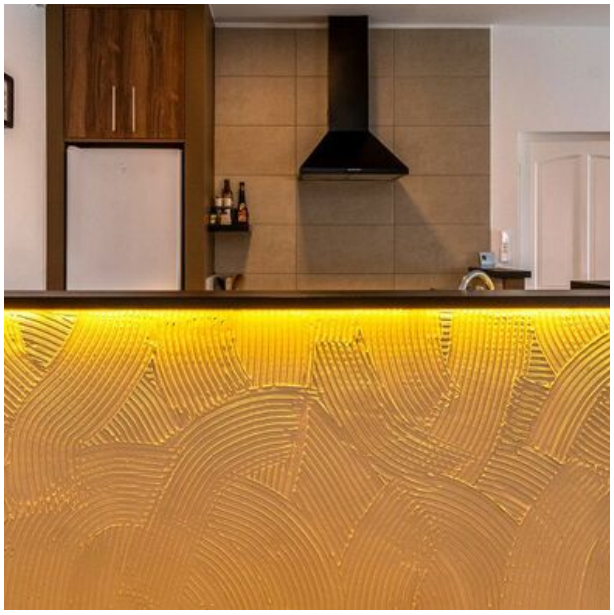
- Re-registration of all providers such as electricity, water, gas etc.

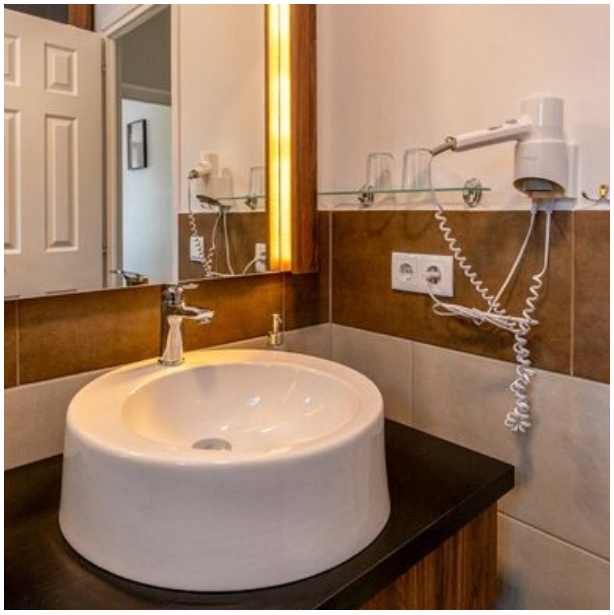
- Housekeeping during your absence

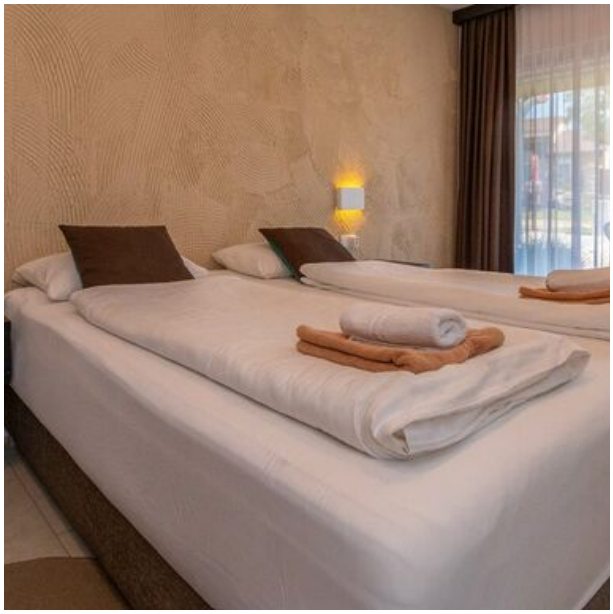
At the following fixed price:
a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

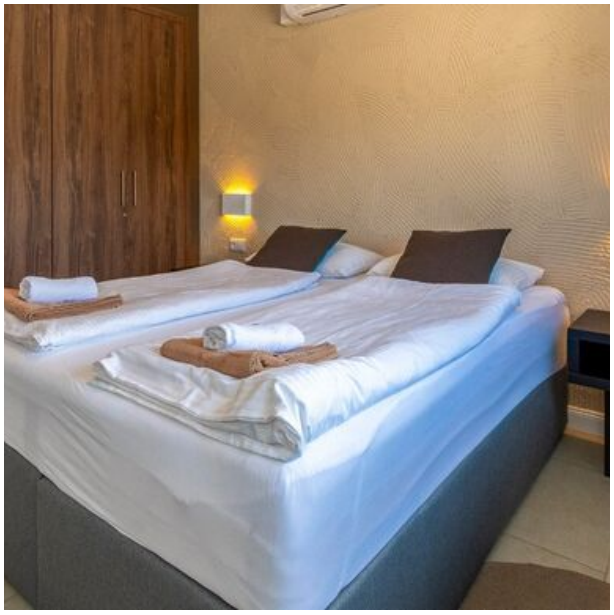
You can find many more of our properties at:
www.immocenter-ungarn.com

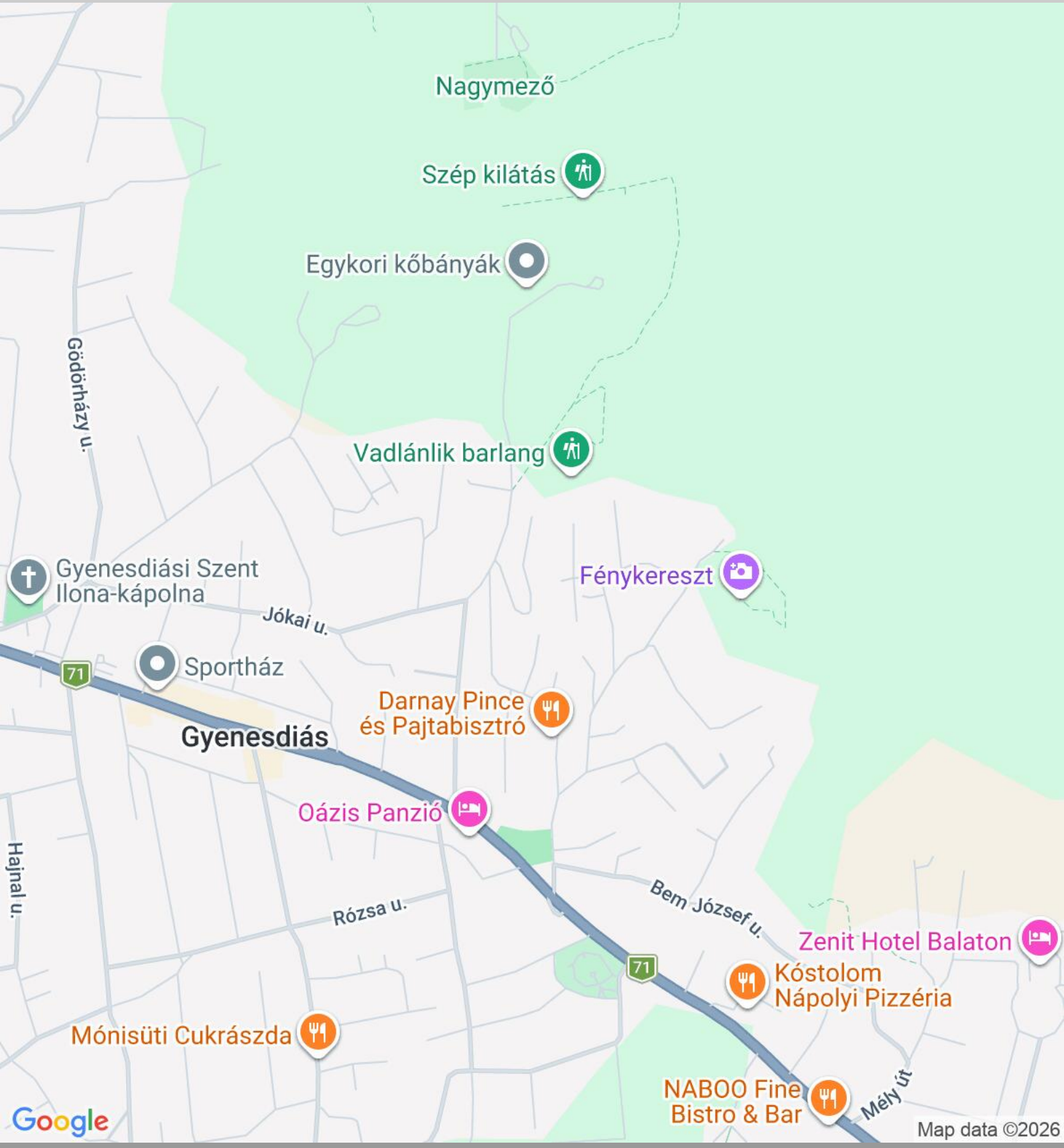








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Szép kilátás
Egykori kőbányák
Gödörházy u.
Vadlánlik barlang
Gyenesdiási Szent Ilona-kápolna
Fénykereszt
Jókai u.
Sportház
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Darnay Pince és Pajtabisztró
Gyenesdiás
Oázis Panzió
Hajnal u.
Rózsa u.
Bem József u.
Zenit Hotel Balaton
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