



Property IDFER2040



(BAA) Renovated detached house in
a quiet, natural setting



Price: 99.000 € (≈
36.066.690 Ft)
Living space: 85 sq. m.
Type of house: Detached house
Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

Charming house in Zalakomár, in an excellent location.

This 85 m² brick house is located just 8 km from Zalakaros and 30 km from the picturesque Lake Balaton.

Since 2021, the house has been gradually renovated: it received new, insulated windows, a modern bathroom, and a kitchen with practical pull-out cabinets. A conservatory, security cameras, a new roof, and updated exterior water and electrical lines were also added. Two years ago, a garden shed and a greenhouse were built.

The house is accessed via the integrated terrace or the conservatory. From there, you enter a spacious hall/living room with a cozy wood-burning stove. Doors from here lead to two larger and one smaller room, the bathroom with shower and toilet, and the kitchen with a spacious pantry.

Water, electricity, sewage, and gas connections are all in place. Heating is provided by a gas central heating system with convectors, and there is also a tiled stove and a wood-burning stove. A fiber optic internet connection is easily available. Air conditioning and video surveillance provide comfort and security.

The property is fully fenced and includes two garages, a storage room, a covered terrace, and a greenhouse.

Furnishings:

Fully equipped

Location:

Zalakomár boasts excellent infrastructure. The town offers several small shops, a pharmacy, doctors' offices, a post office, a gas station, a school, a kindergarten, and a small hardware store.

Zalakaros is 8 km away, and Lake Balaton is 30 km away.

The larger town of Nagykanizsa is about 18 km away and offers extensive shopping opportunities with supermarkets such as Obi, Lidl, Aldi, Penny, Tesco, and Interspar. The thermal baths in Zalakaros are only 8 km away, Lake Balaton (Balatonmárfürdő) is 30 km away, Hévíz is 40 km away, and the M7 motorway is just 2.5 km away.

Distances to the borders: Croatia 45 km, Slovenia 62 km, Austria 135 km.

Zalakomár has approximately 3,000 inhabitants, including about 800 foreign residents from Germany, Austria, England, and Switzerland. Regular meetings are organized for emigrants.

Miscellaneous:

Have you found a property and want to ensure that the price and condition are reasonable?

Especially when buying abroad, inflated prices or hidden defects can occur. Our building surveyor inspects the property before purchase and helps you minimize risks.

According to the principle of "sold as seen," later complaints are usually difficult to enforce.

Upon request, we offer additional services as part of a search mandate:

- Creation of a search profile and suitable property suggestions
- Joint viewing appointments
- Assessment of the condition and risks
- Support during the purchase process

The commission includes:

- Verification of the land register (encumbrances & ownership)
- Referral to German-speaking lawyers and notaries
- Translation of the purchase agreement into German
- Transfer of electricity, water, gas, and waste disposal services
- On-site property management for the first year upon request

Note:

This property description is based wholly or partially on information provided by the owner. We assume no liability for the completeness and accuracy of this information.

Would you also like to professionally market your property in Germany or Hungary?

Feel free to contact us! Over 200,000 active prospective buyers are already waiting for your offer.

Please note that this exposé may have been created or revised using artificial intelligence (AI), but 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















