



## Partially renovated detached house in a quiet location



|                |                               |
|----------------|-------------------------------|
| Price:         | 66.000 € (≈<br>24.044.460 Ft) |
| Living space:  | 91 sq. m.                     |
| Plot size:     | 1.581 sq. m.                  |
| Type of house: | Detached house                |



Property description:

Current note: The price is 23,500,000 Forints.

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

The property is located on Bedegkér Street.

The main building was constructed in the late 1970s. Additional buildings were added over the following 10 years. The last renovation took place in 2024.

This included the installation of complete water and electricity supply and a modernized heating system.

The entire basement was lined with concrete and tiled. The walls were replastered, smoothed, and painted after the masonry work was completed. In some areas, they were additionally insulated with sheet metal. The ceiling height is 3.7 meters throughout, and there is an insulated suspended ceiling. The photos demonstrate the high-quality workmanship of the tiling and bathroom renovations.

An electric 120-liter condensing boiler was installed, and heating and air conditioning systems were also included.

... Layout:

2 large bedrooms, living room, large bathroom, dining room, kitchenette

The living area is 91.45 m<sup>2</sup>.

There is also the possibility of converting the attic into living space. Additionally, 1.5 rooms can be created in the basement.

The 91 m<sup>2</sup> of living space is situated on a 1581 m<sup>2</sup> plot. A further 60 m<sup>2</sup> can be developed (attic + basement).

There is also a 90 m<sup>2</sup> garage, a boiler room, a storage room, and an outbuilding.

The house is currently being renovated.

The entrance and the facade of the house will be renovated at the end of next month.

**Location:**

Bedegker lies in the charming southern hinterland of Lake Balaton in Somogy County and is a hidden gem for those who want to experience and enjoy authentic Hungary. The region is characterized by rolling hills, expansive fields, small forests, and a tranquil, natural landscape that unfolds its special charm in every season.

Unlike the bustling tourist resorts directly on Lake Balaton, the southern hinterland offers a relaxed atmosphere, genuine Hungarian hospitality, and a life far removed from the hustle and bustle of mass tourism. Numerous cycling and hiking trails wind through the diverse natural landscape, while traditional wine cellars, regional markets, and cozy village festivals enrich the region's cultural life.

Despite its peaceful location, the main attractions are easily accessible. The popular town of Keszthely, with its historic old town, Festetics Palace, and lakeside promenade, is only about 55 kilometers away. The Hungarian capital, Budapest, can be reached in approximately 140 kilometers. Vienna, at a distance of approximately 220 kilometers, is easily accessible by car and is ideal for day trips or weekend getaways.

Bedegker's location perfectly combines living close to nature with easy access to major cities and leisure destinations. The region offers a high quality of life, security, and relaxation in one of the most beautiful landscapes in Western Hungary, especially for expats, retirees, and nature lovers.

**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.

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](http://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:

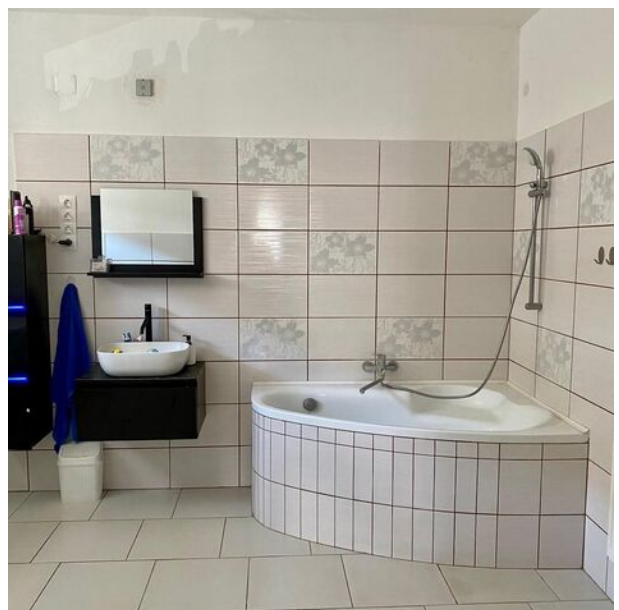
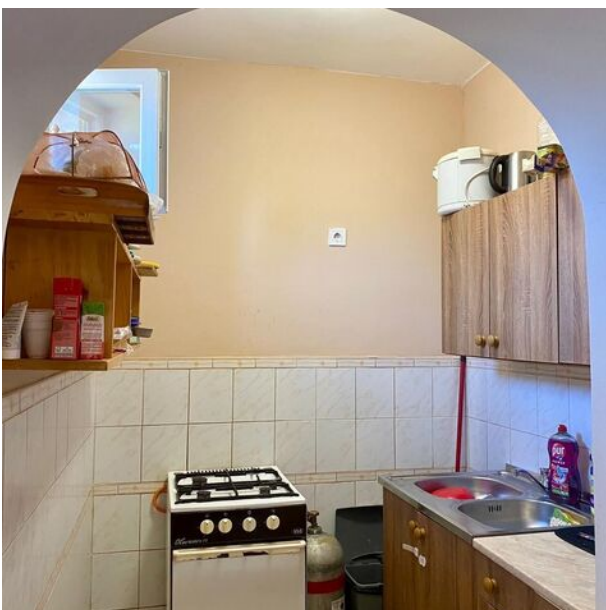
- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment 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

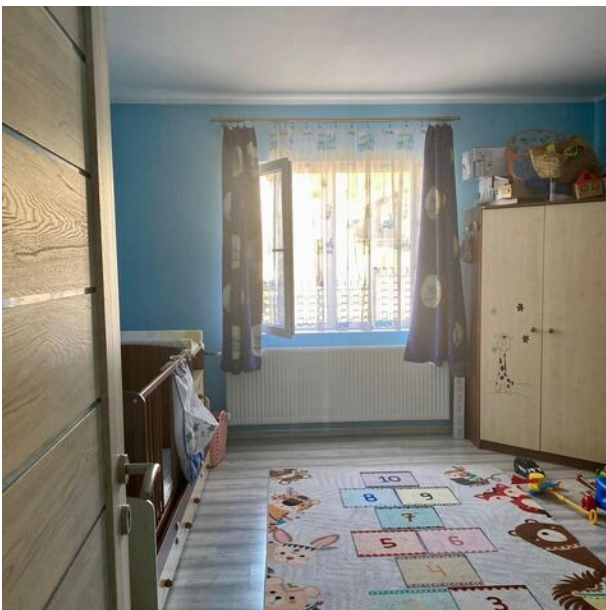
At the following fixed price:

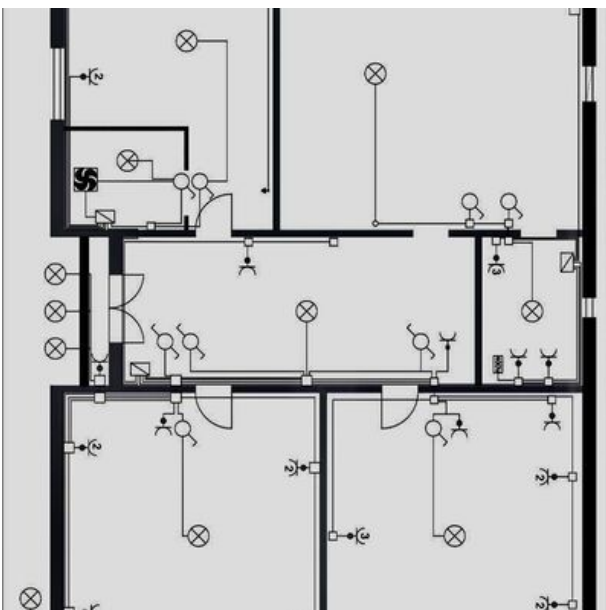
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including

VAT)

You can find many more of our properties at:  
[www.immocenter-ungarn.com](http://www.immocenter-ungarn.com)







Floor plan

