



(BBA) Terraced house in Lenti on a quiet street 1,200 m from the thermal baths

Price:	129.900 € (≈ 47.323.869 Ft)
Living space:	120 sq. m.
Plot size:	200 sq. m.
Type of house:	Townhouse
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

The house is located on a quiet street, near the town center and thermal baths. Built in 1984, it has water, sewage, electricity, and gas connections. Fiber optic internet is available in the street; you just need to sign a contract. Heating is provided by gas convectors.

The house includes a garage and two parking spaces in the front yard. It has two floors.

Upon entering the house, you'll find a vestibule where you can leave your shoes and clothes. From here, there's a guest toilet and a hallway.

The hallway leads to the other rooms, including the living room, kitchen, sitting area, and a covered terrace with access to the garden.

The living room is approximately 20 square meters and is divided from the bedroom and living room by a wall unit. The terrace is also accessible from the living room.

The kitchen isn't very large, but it's fully equipped. A shower with a sink is accessible from the kitchen.

The kitchen isn't very large, but it has everything you need. A staircase leads from the entrance hall to the upper floor. Here you'll find a hallway, from which three bedrooms (one with a covered terrace facing the garden) and a bathroom with a toilet open onto the upper floor.

The garden is approximately 200 square meters and includes a garden shed with storage space, a workshop, and a cellar. The well-maintained garden also features fruit trees and grapevines.

Furnishings:

Completely

Location:

The house is in a very good and quiet location. Everything is within a 10-minute walk, including the famous thermal baths (1200m), Penny Market (700m), elementary school (150m), bakery (300m), and restaurants (500m).

Slovenia is 8km away, Austria 55km, and Croatia 35km.

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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



















