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Price:	275.000 € (≈ 100.185.250 Ft)
Living space:	112 sq. m.
Plot size:	740 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Your dream of owning a home on Lake Balaton can come true! In the picturesque village of Balatongyörök, this beautiful, perfectly maintained house awaits you with breathtaking views of the lake. This property offers not only the highest level of comfort but also an unparalleled quality of life in one of Hungary's most sought-after regions.

- Fantastic views: Enjoy the unique panoramic view of Lake Balaton directly from your living room. A sight that will instantly put you in a holiday mood.

- Excellent location: Quiet and private surroundings, yet just a few minutes' walk from charming restaurants and cafes.

- Thoughtful design: The house features a cozy living room with an 8 sq m balcony, a comfortable upstairs bedroom with a 2 sq m balcony, and a separate summer kitchen with a wine cellar in the basement, accessible via an external staircase and a 19 sq m terrace.

- Modernized and comfortable: The renovation and insulation, carried out in 2002, were performed using high-quality materials. Satellite TV and electric heating provide added comfort, and a fireplace connection is also available.

- Perfect for any use: Whether as a vacation home, for holiday rentals, or as a permanent residence – this house fulfills all your wishes. The large garden and ample parking complete the offering.

Experience unspoiled Hungary in your own home on Lake Balaton. This property is a true retreat surrounded by nature, offering you an oasis of peace and relaxation.

Don't miss this rare opportunity! Arrange a viewing appointment today and be captivated by this unique property.

Furnishings:

Public utilities
Gas at street level
Water connected
Electricity connected
Sewer connected

Location:

Balatongyörök is one of the most beautiful places on the northern shore of Lake Balaton. This well-maintained resort town boasts a breathtaking lake panorama, a tranquil and sophisticated atmosphere, and a perfect blend of nature, relaxation, and leisure activities.

The Szépkilátó viewpoint is particularly famous, offering one of the most spectacular views of Lake Balaton. The attractive beach, excellent restaurants and cafés, and ideal conditions for cycling, hiking, and water sports make the town appealing year-round. Balatongyörök is a popular destination for visitors who appreciate peace, quality, and scenic beauty.

Distances

To Vienna: approx. 190 km
 Travel time: approx. 2.5–3 hours

To Budapest: approx. 200 km
 Travel time: approx. 2–2.5 hours

To Keszthely: approx. 10 km
 Travel time: approx. 10–15 minutes

Balatongyörök is therefore ideally suited for a relaxing stay at Lake Balaton with quick access to Keszthely and the western lake region.

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 you conclude 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, waste disposal, etc.
- Property management for the first year (only available within a 25 km radius of Hévíz)

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













