IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Renovated detached house in a quiet, natural setting

Price:	280.000 € (≈ 101.808.000 Ft)
Living space:	210 sq. m.
Plot size:	14.000 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

This family home, completely renovated in 2016, is for sale.

We can find peace and quiet just a few kilometers from Hévíz, in a small and peaceful village.

Furnishings:

Public utilities
Gas connected
Water connected
Electricity connected

Location:

Hévíz is one of Hungary's most renowned spa and wellness resorts, famous for its unique thermal lake, the largest biologically active natural thermal lake in the world. The year-round warm water, well-maintained bathing facilities, and high-quality spa offerings make Hévíz a first-class destination for rest, health, and relaxation.

In addition to the lake, the town boasts a stylish spa park, a pleasant, international atmosphere, and numerous restaurants, cafés, and wellness hotels. Hévíz is ideal for health retreats, relaxing getaways, and indulgent escapes.

Distances

To Vienna: approx. 180 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 6 km
Travel time: approx. 10 minutes

Hévíz thus offers a perfect combination of a world-famous thermal spring, high-quality infrastructure, and immediate proximity to the western shore of 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 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

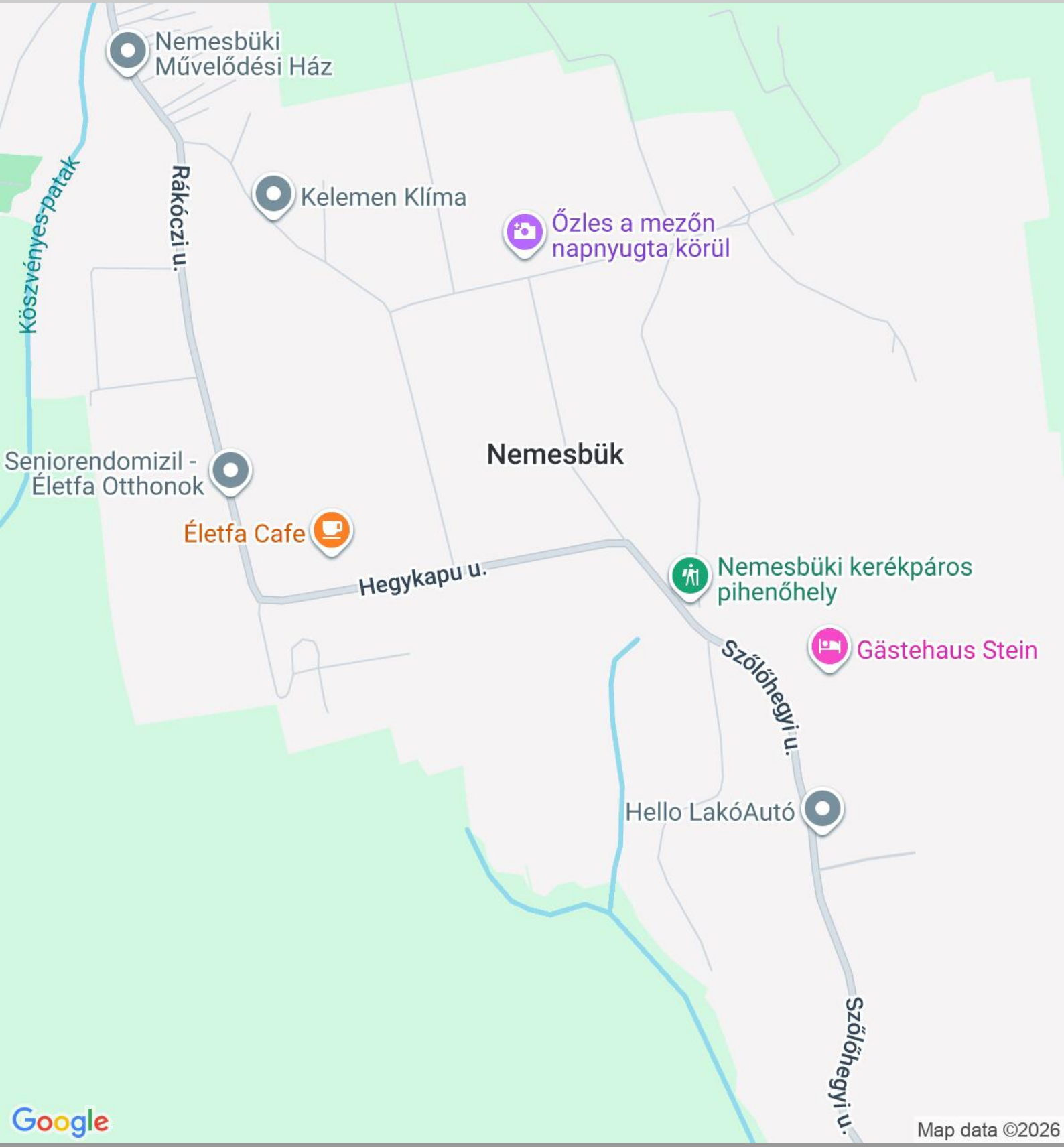
- Re-registration of all providers such as electricity, water, gas etc.

- 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

ZANKER


Nemesbüki Művelődési Ház
Köszvényes-patak
Rákóczi u.
Kelemen Klíma
Őzles a mezőn napnyugta körül
Nemesbük
Seniorendomizil - Életfa Otthonok
Életfa Cafe
Hegykapu u.
Nemesbüki kerékpáros pihenőhely
Gästehaus Stein
Szőlőhegyi u.
Hello LakóAutó
Szőlőhegyi u.
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