



A brand new detached house in a quiet setting



Price: 299.500 € (≈ 109.110.845 Ft)

Living space: 175 sq. m.

Plot size: 409 sq. m.

Commission Rate: 2.54% of the purchase price,
Subject to commission: yes



Property description:

We are offering a brand-new detached house for sale. Although designed as a semi-detached home, it has a condominium deed and can therefore be considered a separate residential unit.

It offers 175 m² of living space and is located in a quiet suburban area above Route 71 in a cul-de-sac.

The house boasts a 409 m² well-maintained garden full of flowers, fruit, and vegetables. Equipped with a barbecue, garden furniture, and a kettle, it provides the perfect setting for gatherings with family and friends.

A total of four bedrooms and a living room with an open-plan kitchen ensure the comfort of the family. The view of the garden exudes peace and relaxation in every season.

The living area was completed in autumn 2024 and features a state-of-the-art, electric roof structure by Sollis, sliding doors, ZIP blinds, and a 25 m² conservatory with a seven-person whirlpool and cozy reading and relaxation areas.

A 2 m² balcony on the first floor enhances the view of Lake Balaton. The heated conservatory is the ideal place for coffee, quiet reading, working from home, or relaxation in any season.

Heating is provided by a modern gas circulation system, an air conditioning unit with heating and cooling functions, and a beautiful tiled stove from 2016, offering the owner an efficient and economical solution.

In 2016, the current owner had modern wood-look doors and windows installed, the bathroom and guest toilet renovated, all bedrooms fitted with parquet flooring, and the entire kitchen, including all appliances, replaced.

All radiators in the house were replaced. The facade was repainted in 2019, and the rainwater drainage system was replaced. In 2022, the front garden and the walkway in the courtyard were finished with decorative cladding.

The maintenance-free metal fence facing the street and the railing in front of the entrance door were completed by Christmas 2024.

A private fitness room, renovated in 2025, has been installed in the basement.

Previously, there was a sauna here, which can be reinstated if desired.

This house is the perfect choice for those seeking peace and relaxation on the outskirts of the city while enjoying modern comforts. The house is secured with external cameras.

Furnishings:

Completely

Location:

Vonyarcvashegy is an extremely popular holiday resort on the northern shore of Lake Balaton, known for its swimming, natural beauty, and high quality of life. The town combines well-maintained beaches, a vibrant town center, and excellent leisure activities with a stunning landscape of lake, hills, and vineyards. The family-friendly beach, the viewpoints in the Keszthely Mountains, and the diverse range of restaurants and events during the season are particularly appreciated. Vonyarcvashegy is ideal for beach holidays, active tourism, and relaxing stays at Lake Balaton.

The location is also excellent from a tourist perspective:

Budapest is approximately 190 km away and can be reached by car in about 2.5 hours.

Vienna is approximately 180 km away, with a travel time of about 2.5 hours.

Keszthely on Lake Balaton is only about 5 km away and can be reached in just a few minutes.

Vonyarcvashegy combines the advantages of an attractive seaside resort with proximity to cultural offerings and nature experiences around the western part of Lake Balaton.

Miscellaneous:

Whether you're looking to buy or sell a property in Hungary, Immocenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual Consultation – Personal, Independent, and Fair

If you wish, you can enter into an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

- Detailed recording of your search criteria in a personal search profile
- Suggestions of suitable properties – until you find your ideal property
- Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Referral to a German-speaking notary or lawyer
- Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
- Assistance with transferring utilities (electricity, gas, water, etc.)

- Upon request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate: As the buyer, you will pay 2.54% 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 such as electricity, gas, water, 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



















