



Beautifully renovated 3-room
apartment with balcony in the most
beautiful street in H...



Price: 242.500 €
Living space: 74 sq. m.
No. of rooms: 3
Type of apartment: Single storey
apartment
Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

Current notice: The exchange rate is 85,000,000 Forints.

Due to the current high volatility of the exchange rate, we are unfortunately unable to update the displayed EUR price daily.

A beautifully renovated 3-room apartment (74 m²) on the 3rd floor of a brick apartment building is for sale.

The building was constructed in 1980, and the apartment was completely renovated by the owner in 2015.

Windows, water, and electrical lines have been replaced. The windows and doors on the north side are triple-glazed! New floor tiles and parquet flooring, as well as a renovated bathroom and kitchen, have been installed.

Heating and hot water are provided by a private gas boiler. Energy certificate: C

The apartment has a very practical layout, with all rooms accessible from the hallway.

The rooms feature practical built-in wardrobes. There is no elevator.

The south-facing terrace measures 4 m².

The apartment is located in a well-maintained complex. The garden features a barbecue area, a children's playground, and a green space. The apartment includes a private storage room (approx. 1.5 m²) as well as a shared storage room and a stroller storage room. Free parking spaces for additional vehicles are available next to the building. A separate garage in the adjacent garage row is for sale. The purchase price of the garage is not included in the apartment price.

The price of the garage is 10 million forints.

Furnishings:

Completely

Location:

Hévíz, with its world-famous thermal lake, is about five minutes away, and Keszthely on Lake Balaton is about 15 minutes away.

The surrounding area boasts excellent infrastructure with a wide range of shopping, leisure, wellness, and health facilities, as well as outstanding transport connections. The combination of rural tranquility, generous space, and excellent infrastructure opens up diverse perspectives – making the location particularly attractive for horse owners and equestrian enthusiasts, but also open to various usage and development concepts.

The surrounding land around the farm is especially noteworthy, forming a cohesive and functional property structure. This is developed building land currently used as a horse pasture. The land can be purchased as needed or alternatively leased long-term.

The elevated position also offers attractive views of the surrounding landscape and partial glimpses of Lake Balaton.

This property combines good accessibility with the spaciousness essential for keeping horses.

The land surrounding the farm forms an attractive, cohesive structure. According to the owner, it is developed building land currently used as a horse pasture. Depending on requirements, this land can be sold or leased separately.

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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

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







