



Property IDFER0625



Renovated detached house in a quiet,
natural setting



Price:	139.900 € (≈ 50.966.969 Ft)
Living space:	120 sq. m.
Plot size:	2.996 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Renovated house in a cul-de-sac 20km from Lake Balaton

This house is in excellent condition and enjoys a wonderful, quiet location, just 20 minutes from Lake Balaton.

This is definitely a great house. Beautifully built and fully renovated by the owner since 2013.

The house has two floors. On the ground floor, there is a covered terrace of approximately 15m², a wonderful place to relax in the summer. From here, you enter the cozy living room (with a wood-burning stove and air conditioning) and open-plan kitchen. There are also two bedrooms and a bathroom with a separate toilet on this floor.

Upstairs, you will find two more bedrooms (each with air conditioning), a bathroom with a shower, and a separate toilet.

Please see the photos. The swimming pools are also included in the price!

The location is fantastic. The house is situated at the end of a cul-de-sac, and there are no other buildings in the rear. Just meadows and woods. The property is 2,996 m² in size, and next to the house is a 30 m² garage with a workshop. The garden is well-maintained.

Water, electricity, and sewage connections are available. A wood-burning stove provides cozy warmth, and air conditioning is available for added comfort during the warm summers and (colder) winters. Fiber optic internet access is also easily arranged.

You'll be living 15–20 km from Lake Balaton. Balatonmárfürdő and Fonyód, where a market is held every Wednesday and Saturday, are easily accessible.

A beautiful house in a quiet and spacious location, not far from Lake Balaton.

You can purchase the house with everything shown in the photos, including the swimming pools.

Furnishings:	Water Electricity Sewerage
Location:	Nikla is a quiet village with over 700 inhabitants. You can do your daily shopping in the village. For everything else, you can drive to Marcali, about 10 km away. There you'll find Tesco, Aldi, Lidl, and Penny, among other stores. Nikla also has charming little shops, schools, and other amenities. Marcali also offers a lovely swimming pool and a thermal spa. You'll be staying 15–20 km from Lake Balaton. Balatonmárfürdő and Fonyód, where there's a market every Wednesday and Saturday, are easily accessible.
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













