



Property ID33897



Detached house with excellent features in a quiet and natural setting



Price:	180.000 € (≈ 65.723.400 Ft)
Living space:	79,50 sq. m.
Plot size:	2.039 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:	In a peaceful, natural setting, we offer a detached house with excellent features for sale, situated on a well-maintained 2039 m² plot with fruit trees. The ground floor comprises a bright living room, a kitchen with a dining area, and a separate WC. From here, you can access a spacious 40 m² terrace, 20 m² of which is covered, allowing it to be used even in inclement weather. Upstairs, there are two bedrooms, a bathroom with a shower, and a hallway. The 19.5 m² basement includes a summer kitchen, a storage room, and a utility/wet area. The property also includes a metal garage, currently used as a garden shed. Heating and hot water are provided by a central Vaillant gas heating system, ensuring a comfortable living environment.
Furnishings:	Public utilities Gas connected Water connected Electricity connected Closed wastewater storage tanks
Location:	Alsópáhok is one of the most sought-after residential and holiday regions on the western shore of Lake Balaton. Hévíz, with its thermal lake, clinics, restaurants, and shops, is only about 2 km away; Keszthely (Festetics Castle, beach, marina) is about 6 km away. Lake Balaton is just a short drive away. The property enjoys a quiet hillside location with stunning views, yet still offers easy access to amenities. The area is known for its clean air, relaxed atmosphere, and steadily growing popularity as a place to live and vacation.
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



















