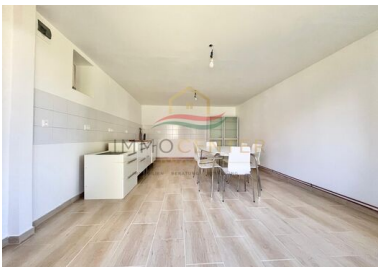




Renovated detached house with large plot



Price:	114.000 € (≈ 41.531.340 Ft)
Living space:	85 sq. m.
Plot size:	2.873 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current note: The Forint price is 40.39 million HUF.

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

Renovated detached house with large plot of land for sale in Sávolly!

In Sávolly, just minutes from Lake Balaton and the thermal spa town of Zalakaros, I am offering a renovated and extended detached house with a garage on a 2,873 m² plot of land for sale.

The location is quiet and idyllic – ideal for those seeking a home or holiday home away from the hustle and bustle of the city, yet still appreciating good transport links. Many foreign owners have already found their second home here.

Key features of the property:

- Originally built in the 1960s from stone and brick, extended and renovated in the 2020s using Ytong blocks.
- Heating: Ariston gas boiler with radiators.
- Windows: PVC with roller shutters, some with insect screens.
- Rooms: Entrance hall (5 m²), living room (18 m²), bathroom (6 m²), WC (2 m²), bedroom (16 m²), very large kitchen-dining room (28 m²), large enough to accommodate a second living room, covered terrace (20 m²).
- Garage (20 m²) available.
- Plot: Approx. 20 m wide and 144 m long, partially fenced.

Accessible at the rear via a farm track – ideal for agriculture or animal husbandry.

- Garden: Fruit trees, private well, and a wooden storage shed.
- All utilities connected: electricity, gas, water, and sewage.

- Clear ownership, free of encumbrances.

- Ready to move in immediately

This property is the perfect choice for anyone looking for a move-in ready house with a large plot of land in a quiet rural setting – yet close to Lake Balaton and the thermal spa towns.

Furnishings: Completely

Location: Advantages of Sávolly:

- Proximity to Lake Balaton and thermal baths – perfect as a holiday home or permanent residence.
- Quiet, safe environment with an international community.
- Good transport links: Main Road 7 and the M7 motorway 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

