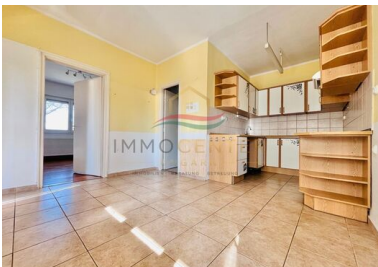


Spacious multi-generational house in a quiet cul-de-sac



Price:	320.000 € (≈ 116.579.200 Ft)
Living space:	235 sq. m.
Plot size:	1.447 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current notice: The Forint price is 113.38 million HUF.

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

Spacious multi-generational house for sale in Gyenesdiás, located in a quiet cul-de-sac – just 2 km from Lake Balaton!

An excellent opportunity for those seeking peace and quiet and the unique lifestyle of Lake Balaton! I am offering a 235 m² detached house with 7 rooms for sale in a quiet cul-de-sac, situated on a well-maintained 1,447 m² plot.

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...] ...] cul-de-sac, unfortunately we are unable to update the displayed EUR price daily.

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...] cul-de-sac, located in a quiet cul-de-sac, unfortunately we are unable to update the displayed EUR price daily.

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Property Details

- Year of construction of the main building: 1960

- Extended, converted, and renovated in 2004
- Insulated wood and PVC windows
- Tiled roof
- Gas heating with radiators
- Cozy fireplace in the living room
- Garden storage room
- Clear ownership details
- Ready for immediate occupancy

Room Layout

Ground Floor (144 m²):

- Entrance hall
- Vestibule
- Spacious living room
- Kitchen with dining area
- Bathroom with WC
- 4 bedrooms
- Utility room
- Terrace +33 m²

First Floor (63 m²):

- 2 bedrooms
- Cloakroom
- Bathroom with WC
- Balcony +9 m²

Thanks to the well-designed layout, the house is ideal for large families or multiple generations. Ample storage space provides added convenience.

The spacious grounds offer a wide range of possibilities – whether for a garden, relaxation, or other design ideas.

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Furnishings:	Completely
Location:	Location and surroundings •Lake Balaton: 2 km •Shopping and restaurants: 1 km •Hiking trails in the immediate vicinity •Quiet, family-friendly environment
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

