



Property IDPB2450



Dream house with panoramic views in Cserszegtomaj – near Hévíz and Lake Balaton

Price:	428.000 € (≈ 155.492.400 Ft)
Living space:	161 sq. m.
Plot size:	1.473 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 149.90 million HUF.

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

Dream home with panoramic views in Cserszegtomaj – near Hévíz and Lake Balaton!

For sale is an exceptional, newly built, modern detached house in one of the quietest, greenest locations in Cserszegtomaj – just minutes from Hévíz and Keszthely!

This meticulously planned and high-quality, single-story house offers not only spacious living but also a true quality of life – with picturesque views of Hévíz and the surrounding hills!

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.....] Key features of the property:

- Spacious 1473 m² plot with panoramic views
- 161 m² living space, 21 m² covered terrace, 47 m² double garage
- Solid brick construction with 15 cm thermal insulation, energy-efficient design
- Modern standing seam metal roof with monolithic reinforced concrete slab
- High-quality triple-glazed anthracite-white PVC windows
- Preparation for electric roller shutters and air conditioning
- Heat pump underfloor heating, individually adjustable in each room
- Preparation for alarm and camera system
- Layout: Open-plan living room with American-style kitchen and dining area, 3 bedrooms (one with en-suite bathroom and WC), cloakroom, utility room, bathroom with WC, separate guest WC, spacious entrance area
- Paved driveway, heated double garage
- Ready for immediate occupancy, legally sound Condition

Individual extras available upon request: swimming pool, solar panels, fitted kitchen – make this house your very own dream home!

Why Cserszegtomaj?

This charming village is located just 4 km from Hévíz and 5 km from Lake Balaton. Its quiet, suburban atmosphere, well-maintained streets, and good infrastructure make it the ideal choice for families and those seeking peace and quiet. Everything you need is nearby: shops, post office, kindergarten, school, medical care, restaurants, and pastry shops – here, peace and comfort go hand in hand.

Furnishings: Completely

Location: Cserszegtomaj is an attractive, tranquil town located near Hévíz and Keszthely on the western shore of Lake Balaton. Its slightly elevated position offers beautiful views of the surrounding countryside and, in some places, even the lake itself.

The town is particularly popular with visitors and expats who appreciate a relaxed living and vacation atmosphere. Cserszegtomaj combines living close to nature with excellent infrastructure: thermal baths, shopping facilities, restaurants, and leisure activities are all within easy reach.

The surrounding area offers ideal conditions for walks, hikes, bike rides, and relaxing days at Lake Balaton or in the thermal lake of Hévíz.

Distances:

To Vienna: approx. 175 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 5 km
Travel time: approx. 8–10 minutes

Cserszegtomaj is therefore ideally suited for a peaceful stay near Hévíz and Keszthely – perfect for relaxation, wellness, and Lake Balaton experiences.

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















