



Property IDPB7226



Spacious detached house with panoramic views in Cserszegtomaj



Price:	425.700 € (≈ 155.086.767 Ft)
Living space:	226 sq. m.
Plot size:	1.273 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 million HUF.

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

Spacious detached house with panoramic views for sale in Cserszegtomaj

I am offering this high-quality and well-maintained detached house for sale in a quiet cul-de-sac on a hill in Cserszegtomaj. From here, you can enjoy a breathtaking view of Lake Balaton. The street has only a few houses, guaranteeing peace and privacy.

Built in 2005, this brick house sits on a fully fenced plot of 1,273 m². The property offers 226 m² of living space, a 27 m² garage, a 12 m² boiler room, and 41 m² of terrace space.

Key Facts:

- Plot size: 1,273 m²
- Living area: 226 m²
- Garage: 27 m²
- Boiler room: 12 m²
- Terraces: 41 m²
- All utility connections available
- Year of construction: 2005
- Solid brick construction
- 10 cm insulation
- Reinforced concrete ceilings
- Tiled roof
- Thermally insulated wooden windows with roller shutters and insect screens
- Spacious, bright rooms
- High-quality construction and well-maintained condition
- Each floor is accessible separately via a lockable staircase

Room layout

Basement:

- Garage
- Boiler room
- Hobby room with en-suite bathroom
- Kitchen with dining area
- Pantry
- Storage rooms

The basement offers numerous possibilities for use and impresses with its practical layout.

Ground Floor:

- Entrance Hall
- Spacious living, dining, and kitchen area
- 3 bedrooms
- Bathroom with toilet
- Shower room with toilet
- Covered terrace

The spacious living area and the covered terrace invite you to relax and enjoy time with family and friends.

Partially Converted Attic:

- Anteroom
- Bedroom
- Shower room with toilet
- Balcony

The balcony offers a beautiful panoramic view of Lake Balaton. The unfinished part of the attic provides additional development potential.

Energy-efficient and economical

Electricity is supplemented by a 7.38 kW solar system, which covers the entire electricity demand of the house.

Heating options:

- Solid fuel boiler
- Buderus gas heating system
- Wood-burning stove in the living room

An air conditioning unit with cooling and heating functions in the living room provides additional comfort.

Further advantages:

- Quiet panoramic location
- Low-traffic cul-de-sac
- Magnificent view of Lake Balaton
- Sold furnished
- Ready for immediate occupancy
- Clear ownership
- Free of encumbrances
- Available immediately

This property is the ideal choice for families or anyone seeking a high-quality home in a quiet location near Lake Balaton.

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 Hévíz | 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





















