



Excellent opportunity – detached house near a lake on a beautifully landscaped plot.



Price:	385.000 € (≈ 139.986.000 Ft)
Living space:	150 sq. m.
Plot size:	1.070 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Excellent opportunity in Alsógyenes – Detached house near the lake on a beautifully landscaped plot.

Located on a quiet and well-maintained residential street in Alsógyenes, just minutes from Lake Balaton, this meticulously maintained, solidly built detached house is for sale. The property is ideally suited as a permanent residence, holiday home, or attractive investment property.

The house sits on a spacious, well-kept plot with a lovingly landscaped garden. Ornamental trees, manicured lawns, and a robotic lawnmower ensure that the garden remains in excellent condition year-round.

The property boasts all the amenities that meet modern living standards. Central gas heating and modern heating and air conditioning systems ensure a comfortable indoor climate throughout the year. The practical layout offers comfortable living space and fulfills all the requirements of daily life.

One of the greatest advantages of this property is its excellent location. The proximity to Lake Balaton, the quiet and well-maintained residential area, and the relaxed atmosphere make this house truly special. Here you can enjoy nature in your immediate surroundings while also benefiting from easy access to all important facilities and services.

Furnishings:

Public utilities
 Gas connected
 Water connected
 Electricity connected
 Sewer connected

Location:

Gyenesdiás – One of the Most Charming Resorts on the Western Shore of Lake Balaton

Located on the northern western shore of Lake Balaton, between Keszthely and Vonyarcvashegy, Gyenesdiás is one of the most popular yet pleasantly tranquil resorts in the region. The town combines beautiful natural surroundings, well-maintained beaches, and a wide range of activities for families, sports enthusiasts, and those seeking relaxation.

The expansive Játék Beach is particularly well-known and is one of the most family-friendly beaches on Lake Balaton. Its gently sloping waters, playgrounds, sports areas, and plenty of shady green spaces make it ideal for relaxing holidays. The smaller Diási Playground Beach is also situated in a well-kept green area and offers a peaceful atmosphere right by the water.

The surrounding area offers excellent leisure opportunities:

Hiking trails in the Keszthely Mountains

Viewpoints such as the Kitaibel Pál Lookout Tower

Cycling paths along Lake Balaton

Opportunities for sailing, stand-up paddleboarding, and other water sports

Regional cuisine and wine bars with lake views

Thanks to its proximity to Keszthely and Hévíz, visitors also have culture, shopping, museums, and thermal baths practically on their doorstep.

Distances from Gyenesdiás

Vienna: approx. 190 km
→ about 2 hours 15 minutes drive

Budapest: approx. 190 km
→ about 2 hours 10 minutes drive

Keszthely: approx. 4 km
→ about 5 minutes drive

Conclusion:

Gyenesdiás is an ideal place for anyone seeking a perfect combination of nature, water, activity, and relaxation. With its beautiful beaches, proximity to the Balaton

Uplands, and charming town center, it's an excellent destination for vacationers – and an attractive place to live for expats who want to relocate to Lake Balaton.

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















