



Property ID33908



A well-maintained detached house in good technical condition, offering a comfortable ...

Price:	194.366 € (≈ 70.671.478 Ft)
Living space:	68 sq. m.
Plot size:	1.498 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For sale is a well-maintained detached house in good technical condition, offering a comfortable home in a quiet setting and an excellent opportunity for self-employment.

Built in the 1950s, the house features a mixed construction of clay, stone, and brick and offers 67.8 m² of net living space. A 15 m² covered terrace completes the property. The grounds also include a 27 m² covered carport and a separate outbuilding with 24 m² of usable space, currently occupied by a successful business. Thanks to separate utility meters for electricity, water, and sewage, the outbuilding is ideally suited for independent use as a commercial space, workshop, or for other purposes.

The house has undergone extensive modernization in recent years. In 2016, the entire roof structure was replaced, the water and electrical installations were updated, and a modern heating system was installed. In 2022, the windows and exterior doors were replaced, the waterproofing was renewed, and the north facade was renovated and plastered.

The well-maintained garden with fruit trees and shrubs creates a pleasant atmosphere. A traditional draw well provides cost-effective irrigation. The covered terrace invites you to relax and enjoy time with family and friends.

This property is the ideal choice for those seeking a move-in ready, technically modernized home who also appreciate the rare opportunity to combine living and working in one location.

Extras
Well
Rainwater tank

Furnishings:

Public utilities
Gas connected
Water connected
Electricity connected
Sewer connected

Location:

Kehidakustány – A Thermal Spa Paradise in the Zala Valley, near Lake Balaton

Kehidakustány is famous for its Kehida Termál Thermal Spa and Adventure Bath: a spacious thermal resort with indoor and outdoor pools, slides, and a sauna complex – ideal for wellness, families, and year-round swimming.

In town, the Deák Ferenc Museum commemorates the "Sage of the Nation" – a small, atmospheric museum in a historic setting.

kehidakustany.hu

Distances (by car, approx.)

Keszthely (Lake Balaton): ~21 km / ~25 min (via Zalaapáti/Zalacsány).

Budapest: ~205 km / ~2–2.5 hrs via M7.

Vienna: ~185–190 km / ~2.5–3 hours (A3 → border crossing, continue towards Sárvár/Zala).

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



















