



Property IDKK0702



Renovated detached house in a quiet, natural setting



Price:	100.000 € (≈ 36.508.000 Ft)
Living space:	56 sq. m.
Plot size:	1.135 sq. m.
Type of house:	Detached house
Commission Rate:	2.54% of the purchase price, Subject to commission: yes



Property description:

Current notice: The Forint price is 35 million HUF.

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

Renovated 2-room detached house for sale in Dabronc

Move in today!

The house has a living area of 56 m², and the plot is 1135 m² (18 m wide and 63 m long).

Spacious 2-room detached house with hallway, eat-in kitchen, separate WC, and bathroom with shower and WC.

Room size (m²)

Rooms 20.36

Rooms 15.23

Entrance 5.24

Kitchen + Dining Room 11.14

Bathroom + WC 2.88

WC 1.12

The house is single-story and features a practical layout and comfortable bedrooms with separate entrances.

The roof is tiled, the structure is new, and the foundation is insulated.

-Connections for water, electricity, and sewage are available.

-New internal and external electrical wiring (3 x 16 Ah).

-New wooden windows and doors (tilt, turn, soundproof, and thermally insulated).

-New water and sewage lines.

- Gas connection in front of the house on the property.
- Air conditioning with heating and cooling functions is installed (hourly rate).
 (Away)
- Fiber optic connection (internet, television) is available in the development.
- The front garden is planted with lawn, and the garden features many peach and cherry trees.
- Ready for immediate occupancy.
- Family-friendly, green residential area.
- Shopping facilities, post office, doctor's office, energy-efficient school, new daycare center, and town hall are nearby.
- In exceptional cases, a one-time housing subsidy is also available in this development.

Furnishings: Water, electricity, and sewage are available.

Gas connection in front of the house on the property.

Location: In Veszprém County, in the village of Dabronc, 12 km from Sümeg and a 30-minute drive from Lake Balaton.

Dabronc has a kindergarten, a primary school (with a gymnasium), a municipal administration building, a town hall, a library, a doctor's office, a shopping center, a train station, and a bus stop. In the neighboring villages, you will also find: Gógánfán (2 km away) with a kindergarten, primary school, doctor's office, and health center; Zalaerdődön (3 km away) with a kindergarten; and Sümegen (12 km away) with a kindergarten and a secondary school.

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 2.54% 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 such as electricity, gas, water, 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:

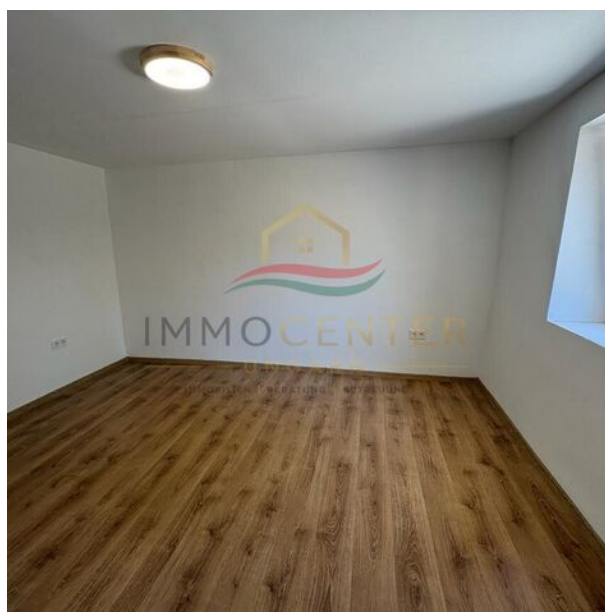
- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment 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:

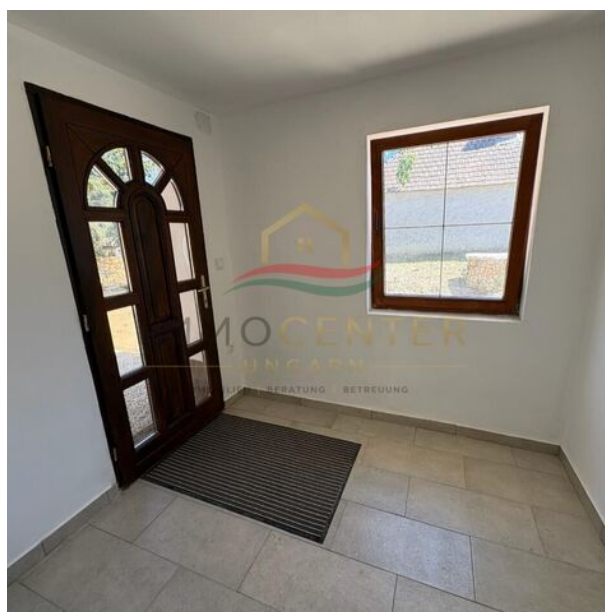
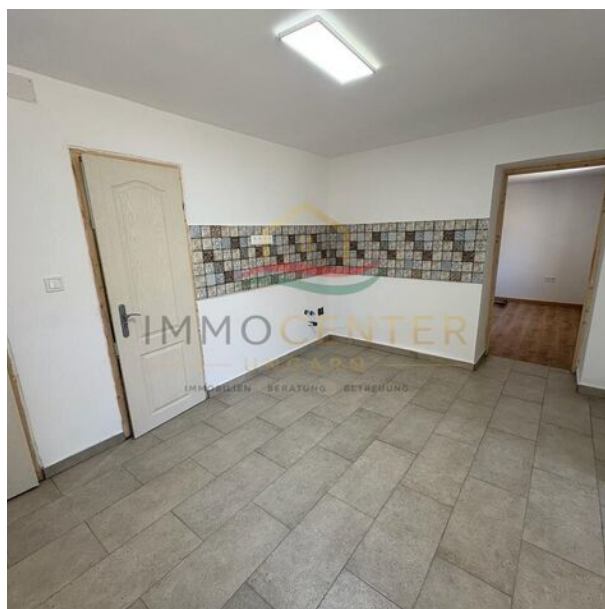
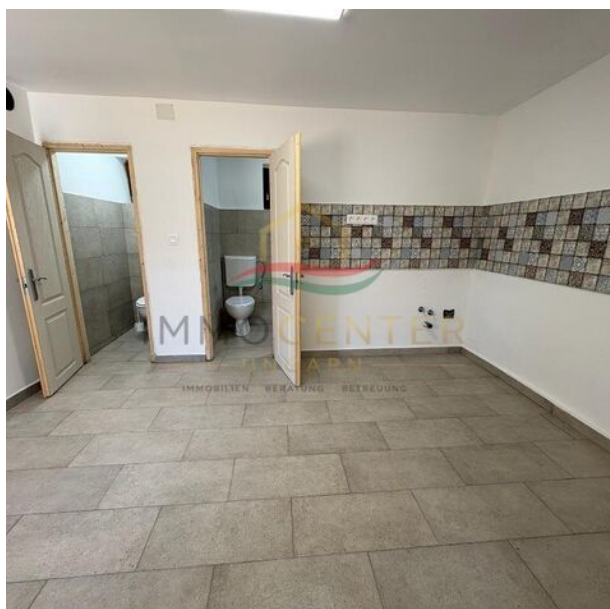
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:

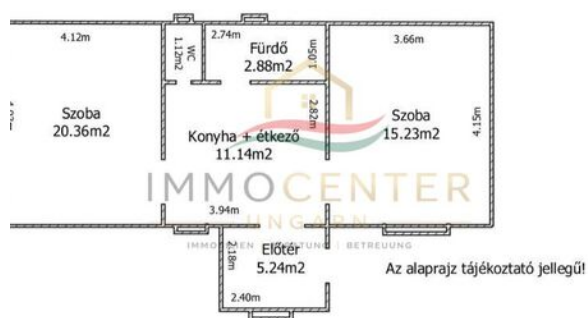
www.immocenter-ungarn.com



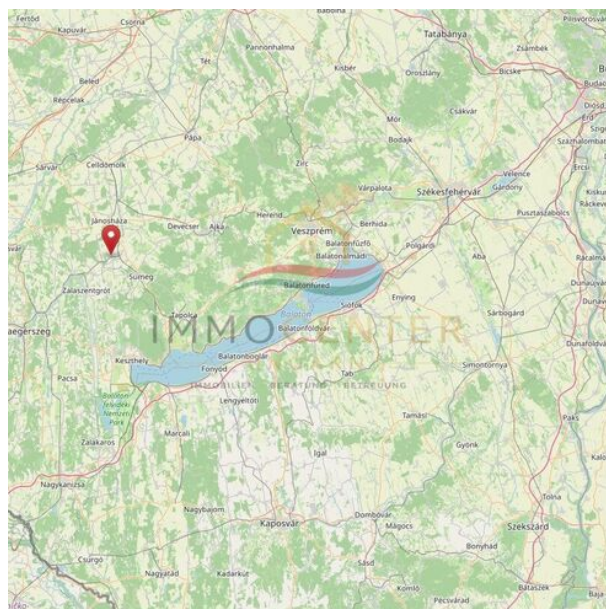








Floor plan



Dabronc

