



Property IDEAR5412



Renovated gem near Lake Balaton

Price:	471.500 € (≈ 171.772.165 Ft)
Living space:	320 sq. m.
Plot size:	719 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current note: The exchange rate is 165 million Forints (Ft).

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

A minimalist, two-story, three-generation single-family home, completely renovated a few months ago, is for sale in Vonyarcvashegy on the northern shore of Lake Balaton.

Ground floor: 120 m²

Upper floor: 135 m²

Extension: 65 m²

Dry basement rooms are located beneath the building. The house and extension have separate entrances, offering excellent investment opportunities!

The following work was carried out during the renovation:

Complete replacement of electrical and water lines

PVC windows and doors

Complete replacement of the heating system

Heating: Gas and hybrid heating system with integrated controls and Wi-Fi

Redesign of the garden

The house with three apartments has a living area of 320 m².

Furnishings:

Completely

Location:

Nestled picturesquely between rolling hills and the lake, it offers a perfect combination of nature, tranquility, and excellent infrastructure.

A particular highlight is St. Michael's Hill (Szent Mihály-hegy) with its small chapel and breathtaking panoramic views of Lake Balaton – a spot that delights both locals and visitors. The surrounding area is characterized by vineyards, hiking

trails, and magnificent viewpoints that are captivating in every season.

Swimming enthusiasts will also find plenty to enjoy: The well-maintained beach at Vonyarcvashegy is one of the most beautiful on the northern shore and offers ideal conditions for families, water sports enthusiasts, and those simply looking to relax. At the same time, you'll benefit from the proximity to Keszthely, a vibrant small town with a castle, shopping opportunities, and cultural attractions.

] Distances:

to Vienna: approx. 180 km (travel time approx. 2–2.5 hours)

to Budapest: approx. 190 km (travel time approx. 2–2.5 hours)

to Keszthely: approx. 5 km (travel time approx. 5–10 minutes)

Vonyarcvashegy combines the advantages of an attractive location on Lake Balaton with tranquility, nature, and good accessibility. This makes the town extremely appealing for both relaxing stays and permanent residence in Hungary.

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















