



(AAA) Cozy thatched-roof house with panoramic views above Lake Balaton

Price:	339.000 € (≈ 123.260.400 Ft)
Living space:	80 sq. m.
Plot size:	2.450 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For those seeking something special!

Not a sleek, cookie-cutter new build, not a ruin.

We offer a unique, thatched-roof house with character and romance for those who appreciate the extraordinary.

Peaceful surroundings, close to a nature reserve forest, yet with all the amenities you need.

A large plot of land with fruit and almond trees (2450 sq m) with an additional 200 sq m of building potential.

A breathtaking panorama over Keszthely and towards Lake Balaton completes the offering. This view is unobstructed, inspiring, and almost therapeutic, allowing you to unwind.

The property is located in the popular municipality of Czerszegtomaj, near the unique thermal lake in Hévíz.

Key features:

House approx. 80 sq m / plus heated conservatory, an old, partially restored wine cellar. Outdoor kitchen, infrared sauna, and fitness room with treadmill. Two bathrooms, one with a shower.

Bathrooms and conservatory with underfloor heating.

Living space is heated by a new, modern pellet stove. Solar system: 6.8 kWh

Location:

Czerszegtomaj 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. Czerszegtomaj 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 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





