



(AAA) Detached house in one of the most beautiful panoramic locations on the north sh...

Price:	290.000 € (≈ 105.887.700 Ft)
Living space:	130 sq. m.
Plot size:	2.024 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Detached house for sale in one of Cserszegtomaj's most beautiful panoramic locations.

Located on a quiet and idyllic street in Cserszegtomaj, this detached house, built in 1997, reflects the characteristic architectural style of its time. Among the property's greatest advantages are the generous plot of land and the unobstructed panoramic views of Lake Balaton, creating a special atmosphere in every season. The proximity to nature, the tranquility, and the breathtaking views make this house the ideal choice for those seeking a relaxed living environment while still appreciating the proximity to Lake Balaton.

Thanks to its well-designed layout, the house is perfectly suited for families with several children. The basement includes a bedroom, a small workshop, a utility/laundry room, and a garage. The ground floor offers a bright and spacious living room, a kitchen, a bathroom, and another garage. Upstairs, there are two bedrooms, a dressing room, and another bathroom. From one of the bedrooms, you can enjoy a breathtaking, unobstructed view of Lake Balaton.

This property offers an excellent opportunity for those seeking a solidly built and spacious home that can be modernized to suit their own tastes while retaining its timeless character. The superb location, large plot of land, and unique panoramic views make this house a rare find in Cserszegtomaj.

Furnishings:

Public utilities
Gas connected
Water connected
Electricity connected
Sewer connected

Location:

Cserszegtomaj is idyllically situated above the western shore of Lake Balaton, right next to Hévíz and just a few minutes from Keszthely. The village combines rural tranquility with proximity to two of Hungary's most popular tourist destinations – the thermal lake in Hévíz and the beaches and attractions of Keszthely.

The village character, well-tended vineyards, small farms, and a good network of hiking and cycling trails make Cserszegtomaj attractive for those seeking peace

and nature. At the same time, the thermal baths, lake, restaurants, and cultural attractions are just a few minutes away by car or bicycle. The views of Lake Balaton and the surrounding countryside are expansive and open in many places, making the village particularly charming.

Distances (approx.)

Budapest: around 190 km

Vienna: around 220–240 km

Keszthely: around 5 km

Cserszegtomaj is ideal for travelers who want to experience the region around western Lake Balaton but value a quieter, greener environment – with quick access to wellness, wine, culture, and the lake.

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















