



Well-maintained detached house in a quiet location



Price:	131.000 € (≈ 47.724.610 Ft)
Living space:	98 sq. m.
Plot size:	2.185 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

A detached house built in the 1970s, offering approximately 100 m² of living space, is for sale on a quiet street in Balatonberény. The property includes a plot of approximately 2,000 m² and a street frontage of around 20 meters. The shores of Lake Balaton are only about 1,500 meters away and easily accessible on foot or by bicycle. The house is currently habitable and ready for immediate occupancy, but due to its age, it no longer meets modern standards and offers potential for renovation and modernization. It is a solid building with good structural integrity, offering the future owner numerous possibilities for customization. The house features a concrete foundation, solid brick walls in good condition, and a stable roof structure. The practical layout includes two spacious bedrooms, a roomy living room, a separate kitchen, a pantry, and a large bathroom. The kitchen can be opened up to the living room, creating a modern open-plan living and dining area. A separate summer kitchen with direct access to the garden is accessible from the bathroom. This room is ideally suited as a utility room, workshop, hobby room, or additional outdoor living space. The property also includes an approximately 10 m² outbuilding, currently used partly as a workshop and partly as storage. The windows are original wooden windows with wooden shutters. The entire entrance area, including the side and top windows, has already been replaced with modern double-glazed PVC windows and shutters. The house is heated by two large tiled stoves. The electrical connection is a single-phase 32-amp supply as well as a separate 16-amp off-peak electricity connection. Water and sewage connections are available. The gas line is located in the street but is not currently connected to the house. The property's energy efficiency rating is I. The approximately 2,000 m² plot offers ample space for a garden, fruit trees, a relaxation area, or a small-scale self-sufficiency project. The peaceful surroundings combined with the proximity to Lake Balaton make this property particularly attractive. This house is particularly suitable for buyers who are not looking for a completely renovated home, but would like to acquire a solid house with development potential and a generous plot of land in a village directly on Lake Balaton.

Furnishings:

Water
Electricity
Sewerage

Location:

Balatonberény – Peace, Nature, and Authentic Balaton Character

Located on the western shore of Lake Balaton, Balatonberény is considered one of the quieter, more authentic villages on the lake. Away from the hustle and bustle of larger resorts, the village retains its rural charm, characterized by old houses, shady streets, and a relaxed atmosphere.

From a tourist perspective, Balatonberény is particularly attractive for guests seeking relaxation, nature, and tranquility. The village boasts well-maintained bathing areas, beautiful cycling and walking paths along the lake, and an excellent base for excursions into the western Balaton region. Wineries, small restaurants, and regional markets further emphasize the village's down-to-earth character.

Thanks to its proximity to Keszthely, Hévíz, and the Kis-Balaton Nature Reserve, Balatonberény combines peaceful living with a wide range of leisure activities and excursions.

Distances (approximate, by car)

To Vienna: approx. 170 km

To Budapest: approx. 190 km

To Keszthely / Lake Balaton: approx. 12 km

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















