



RENOVATED SINGLE-FAMILY HOUSE IN TISZAFÜRED – READY TO OCCUPANCY

Price:	96.000 € (≈ 34.973.760 Ft)
Living space:	83 sq. m.
Plot size:	616 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In Tiszafüred, just a 15-minute walk from Lake Tisza, this well-maintained detached house with approximately 83 m² of living space is for sale on a 616 m² fully serviced plot.

The house underwent extensive renovations in 2010. These included replacing the roof structure and covering, as well as completely renewing the water and electrical systems.

The modern PVC windows are equipped with roller shutters and insect screens, ensuring a high level of comfort year-round.

The layout comprises:

- 2 bedrooms
- Eat-in kitchen
- Bathroom with toilet
- Hallway

The central heating system is already installed. The installation of an electric boiler is currently being prepared. A gas connection is already available on the property, allowing for various heating options.

The living areas feature parquet flooring, while the hallway boasts high-quality granite flooring. The windowsills are also made of granite.

... The fully fenced property features a well-maintained garden with fruit trees. The covered terrace, adorned with grapevines, creates a particularly pleasant atmosphere for relaxation and leisure.

The house is being sold including all existing furniture and furnishings and is available for immediate occupancy.

The final design of the exterior facade is left to the new owner, offering the opportunity to complete the appearance according to their own preferences.

Key features at a glance:

- Living space approx. 83 m²
- Plot size 616 m²
- Fully serviced (water, electricity, gas, sewage)
- New roof structure and roofing
- Renewed water and electrical installations
- PVC windows with roller shutters and insect screens
- Central heating system already installed
- Electric boiler installation in preparation
- Sold fully furnished
- Ready for immediate occupancy
- Well-maintained garden with fruit trees
- Lake Tisza approx. 15 minutes' walk away

This property is ideally suited as a permanent residence, holiday home, or investment property. Its proximity to Lake Tisza, the excellent technical features, and the well-maintained grounds make this house an attractive investment.

Furnishings:

Living space approx. 83 m²
 Plot size 616 m²
 Fully developed (water, electricity, gas, and sewage)
 Roof structure and covering renewed in 2010
 Complete water and electrical installations renewed
 PVC windows with roller shutters and insect screens

Central heating system already installed
 Installation of an electric boiler currently being prepared
 Gas connection available on the property
 2 rooms
 Eat-in kitchen with dining area
 Bathroom with toilet
 Parquet flooring in the living areas
 Granite flooring in the hallway
 Granite window sills
 Well-maintained garden with fruit trees
 Covered terrace with grapevines
 Fully furnished
 Ready for immediate occupancy

Location: Tiszafüred is one of the most popular towns on Lake Tisza and offers excellent infrastructure. Shops, doctors, a pharmacy, restaurants, schools, and other amenities for daily needs are easily accessible.

Lake Tisza, with its diverse recreational and water sports opportunities, is only about a 15-minute walk away. The region is equally popular with nature lovers, anglers, cyclists, and water sports enthusiasts, and is ideal for both living and vacationing.

Miscellaneous: The house is in excellent, move-in ready condition. The only remaining task is to complete the exterior facade to the new owner's own specifications.

The property is suitable as a permanent residence, a vacation home, or an investment property. Its proximity to Lake Tisza offers excellent rental opportunities for vacationers.

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









