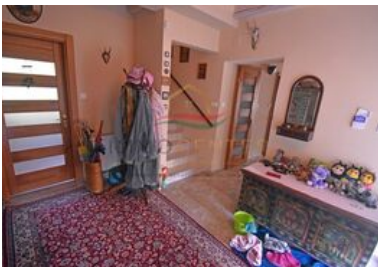




Property IDFER0727



Brand new house with a beautiful view, close to the city and the thermal baths



Price:	399.900 € (≈ 145.687.569 Ft)
Living space:	260 sq. m.
Plot size:	2.000 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Like-new house with beautiful views, close to the city and the thermal baths

The house is 260 sq m (2,000 sq ft) and was built in 2019 with brick. It is located 5 km (3.5 mi) from Nagykanizsa in a quiet village. It is ready to move into.

The house was built with high-quality materials. It is an energy-efficient house, with walls made of 44 cm (14.5 in) bricks and 10 cm (3.5 in) of insulation. It has two floors.

Rooms:

Ground floor:

Entrance hall where you can take off your shoes and coat. From here you can access the double garage (approx. 40 sq m (1,000 sq ft) that easily fits a VW Transporter and a car!), a utility room (housing the heating system, washing machine, dryer, etc.), the wide and comfortable staircase leading upstairs, and a hallway.

From the hallway, you can access the spacious living room with a gallery. From the hallway leading to the living room, a bedroom opens to the right, and to the left, a pantry, a guest toilet, and a large bathroom with a shower, bathtub, toilet, and double vanity.

From the living room, you can access the kitchen with a dining area and a conservatory of approximately 30 square meters.

Below the conservatory is a cellar, accessible from the outside.

Upstairs:

Upstairs, you'll find a living room. To the right are two bedrooms, both with access to the terrace (approximately 20 square meters). To the left is the hallway with a gallery. From here, you can reach two more bedrooms (one with a balcony) and the bathroom with a toilet. The bathroom has water and wastewater connections, allowing for the installation of a shower or bathtub.

] The garden is a double plot of land, almost 2000 square meters, and is very well-maintained with flowers, fruit trees (apple, cherry, peach, plum, grapevines), a vegetable garden, etc. The garden also includes a covered relaxation area of

approximately 30 square meters with a TV connection, a daybed, and a portable grill.

Utility connections: water, electricity (three-phase!), sewage, and gas are available. Heating is provided by a gas central heating system with underfloor heating. The living room has a fireplace connection, allowing for the installation of a wood-burning stove (which can also be connected to the central heating system).

Quiet location, beautiful views, and comfortable, ready-to-move-in amenities.

Rooms: Entrance hall, hallway, 5 bedrooms, 2 living rooms, large double garage, basement, bathroom with shower/toilet, guest toilet, bathroom with toilet (with the option to install a shower or bathtub; connections are already in place), pantry, utility room, conservatory, and 2 terraces.

Furnishings: Completely

Location: The village center with post office, grocery store, doctor, school, and bus stop is only 600m away.

Nagykanizsa, with Lidl, Penny Market, Tesco, Spar, Aldi, Obi, etc., is only 5km away. Zalakaros, with its famous thermal and adventure baths, is 11km away. Lake Balaton is 40km away, and Lake Hévíz is 43km away.

Croatia is 28km away, Slovenia 45km away, and Austria 115km away.

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



