



Property ID77491



(B-A) Beautiful property near Hévíz and Lake Balaton, evening sun



Plot size: 2.045 sq. m.
Price: 32.500 € (≈ 11.865.100 Ft)
Type of usage: Living
Commission Rate: 2.54% of the purchase price including VAT,
Subject to commission: yes



Property description:	Kehidakustány: A tranquil location in the Zala Valley near Hévíz and Lake Balaton Kehidakustány is an attractive town in Western Hungary, particularly appealing due to its natural setting, popular thermal baths, and proximity to Hévíz and Lake Balaton. Those looking to buy land in Kehida will find a peaceful environment with plenty of greenery, good accessibility, and excellent recreational opportunities. The town is ideally suited for building a home, a vacation house, or as a long-term real estate investment in Hungary. The combination of rural tranquility, wellness facilities, and quick access to renowned spas and lakeside resorts makes Kehida a sought-after location for land buyers.
Furnishings:	Public utilities Gas at street level Water at street level Electricity at street level Sewerage at street level
Location:	Property Features Thermal baths nearby Golf course nearby Kehidakustány – A thermal spa paradise in the Zala Valley, very close to Lake Balaton Kehidakustány is famous for its Kehida Termál Thermal & Adventure Bath: a spacious thermal resort with indoor/outdoor pools, slides, and a sauna complex – ideal for wellness, families, and year-round swimming. In town, the Deák Ferenc Museum commemorates the "Sage of the Nation" – a small, atmospheric museum in a historic setting. kehidakustany.hu Distances (by car, approx.)

Keszthely (Lake Balaton): ~21 km / ~25 min (via Zalaapáti/Zalacsány).

Budapest: ~205 km / ~2–2.5 hrs via M7.

Vienna: ~185–190 km / ~2.5–3 hours (A3 → border crossing, continue towards Sárvár/Zala).

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 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, 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





