



House in need of renovation in a quiet, harmonious setting in the middle of the fores...

Price:	55.555 € (≈ 20.239.242 Ft)
Living space:	70 sq. m.
Plot size:	9.900 sq. m.
Type of house:	Country house
Commission Rate:	Subject to commission: no



Property description:

"Current note: The Forint exchange rate is 23.5 million HUF."

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

In Nemesrádó, 20 minutes from Zalaegerszeg and 30 minutes from Keszthely, lies a beautiful, wooded property.

It is a listed property, so a public notice is required.

The house, while well-equipped, requires renovation and sits on a 1-hectare plot of land.

The plot is 50 meters wide and approximately 200 meters long.

A cellar is also available for growing vegetables.

The building is of mixed construction (solid masonry and brick) and has a slate roof. The ground floor comprises a hallway, a 12 m² kitchen, a bathroom with bathtub, toilet, and electric water heater, a 3 m² pantry, and two bedrooms measuring 16 m² and 18 m².

A wood-burning stove is also present.

The bright, 69 m² attic with a concrete floor was renovated 15 years ago and offers ample space and potential for expansion.

The property has a high-voltage electrical connection.

Water is supplied by a well with its own water pump.

There is also an outbuilding on the property, formerly used for storage and stables, which is also in need of renovation.

The grounds are wooded – primarily with acacia trees.

I recommend this property as both a vacation home and a permanent residence.

Furnishings:	Electricity Water
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
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















