



Completely renovated country house
near Fonyód and Lake Balaton on
over 6,000 m² of...



Price:	169.000 € (≈ 61.706.970 Ft)
Living space:	100 sq. m.
Plot size:	6.078 sq. m.
Type of house:	Detached house
Commission Rate:	Subject to commission: no



Property description:

The property comprises 6078 m², of which 1300 m² are fenced.

A survey plan of the property is available.

The remaining land is cultivated.

Approximately 100 m² residential building.

3 rooms, 1 kitchen, bathroom with shower and toilet, 1 storage room, 1 utility room.

30 m² pavilion, similar to a conservatory.

Terrace.

There are two rainwater collection tanks.

The roof has been completely renewed, the house has also received new plaster, and the living areas have been insulated from above.

The ceilings in the living areas have 15 cm of insulation.

There are fruit trees in the yard.

The gas supply has been deactivated, but can be reapplied for if desired.

New electricity meters with 3-phase power supply. Electricity, water, sewage, and windows are made of PVC and all have fly screens and are equipped with new roller shutters. New doors have also been installed. Three years ago, everything was completely renovated: roof, electrics, water, and sewage.

Completely renovated inside and out.

There are two air conditioners in the house.

Internet has been fiber optic from Telekom since this year.

There is a satellite dish for German channels.

Upon entering the house, there is a bathroom with a shower and toilet on the left. The kitchen is opposite, and to the left of the kitchen is a pantry with a laundry room. To the right is the living room with a dining area, where one of the air conditioners is located.

Through the hallway, we reach the guest room and the bedroom, where the second air conditioner is located.

Heating is provided by central heating and electric heating.

The flooring is tile and laminate.

The house is partially furnished; some furniture can remain inside by arrangement.

Furnishings: Electricity
Water
Sewerage

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

































