



(AAA) Spacious detached house in a quiet, green residential area

Price:	155.000 € (≈ 56.311.500 Ft)
Living space:	130 sq. m.
Plot size:	1.200 sq. m.
Type of house:	Apartment building
Commission Rate:	Subject to commission: yes



Property description:

Well-maintained detached house with a large garden, workshop, and plenty of space for hobbies and family.

The fully fenced property, measuring approximately 1,200 m², offers ample privacy and plenty of space for relaxation, gardening, or keeping a small number of pets.

The house has a total living area of approximately 130 m², spread over two levels.

On the ground floor, approximately 85 m², you first access the kitchen, the central hub of the house, via a terrace. From here, the cozy living room, a bedroom, the dining room, and the completely renovated bathroom with toilet are easily accessible. A practical laundry room and a storage room are also available. The garage is directly accessible from the laundry room.

The upper floor, approximately 45 m², is reached via an external staircase. Here you will find another living room, a modern, completely renovated open-plan kitchen, two bedrooms, and a bathroom with a shower and toilet. One of the bedrooms opens onto a balcony with a lovely view of the surrounding greenery.

The house has a total of three bedrooms, two living areas, two kitchens, two bathrooms, and additional practical rooms, offering ample space for a larger family or guests.

The property also includes a terrace, a garage, a workshop, and generous storage space, including room for firewood. In the lower part of the garden, there is a small, covered vineyard cottage, which could be used as a seating area.

The well-maintained garden is planted with various fruit trees and extends behind the large cherry tree. A rain barrel collects rainwater for garden irrigation.

The house is also in good technical condition. The exterior facade has been freshly painted, new shutters have been installed, and each apartment has air conditioning, which can be used for both cooling and heating. A fiber optic connection from Telekom provides high-speed internet. A satellite dish is already installed for German-language television channels.

The house is heated by a gas central heating system, which was replaced approximately two years ago. A new wood-burning stove, including spare parts, is also available. Hot water is supplied by an electric boiler on the upper floor.

The house is being handed over partially furnished and is suitable as a permanent residence, a holiday home, or a quiet retirement home in Hungary.

Furnishings: Completely

Location: Lengyeltóti is located in the southern Balaton region in Somogy County and is a quiet, typically Hungarian small town with a pleasant blend of rural tranquility and good infrastructure. Those who want to experience authentic Hungary away from the major tourist resorts will find a relaxed residential area here with shopping facilities, schools, doctors, and good connections to the surrounding area.

The proximity to Lake Balaton is particularly appealing. The popular resorts of Balatonboglár and Fonyód, with their beaches, marinas, restaurants, and cafés, are just a short drive away. Lengyeltóti also offers an ideal starting point for excursions into the rolling vineyards of Southern Transdanubia or the unspoiled landscape of Somogy County. Hikers, cyclists, and nature lovers appreciate the peaceful surroundings as well as the short distances to the numerous leisure and recreational opportunities around Lake Balaton.

Despite its natural setting, larger cities are also easily accessible. Keszthely on the western shore of Lake Balaton is about 55 kilometers away, Budapest about 150 kilometers, and Vienna approximately 240 kilometers. This makes Lengyeltóti suitable as a permanent residence, a holiday home, or a quiet retreat for anyone who wants to combine Hungarian country life with proximity to Lake Balaton.

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 Hévíz | 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































