



Property IDCM185-6



Thatched roof house for lovers in a noble location with panoramic views of Lake Balat...



Price:	295.000 € (≈ 107.698.600 Ft)
Living space:	130 sq. m.
Plot size:	779 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Offered is a lovingly renovated brick-stone-clay house with a new thatched roof, a wonderful panoramic view of Lake Balaton and the surrounding nature reserve. This CO2-neutral construction in particular, with its 1 m thick surrounding walls and the exclusive use of natural materials, offers a unique indoor climate!

The house is at the end of a cul-de-sac, in a quiet, secluded and unobstructed location.

The property has a size of approx. 700 square meters and is surrounded by various fruit trees and lavender plants.

The property has two independent residential units with a total of approx. 130 sqm of living space including a winter garden plus approx. 30 sqm terrace (ground floor 80 sqm with 3 rooms including a winter garden, upper floor 50 sqm with 2 rooms), 3 bathrooms (one bath, two shower rooms), integrated pallet kitchen and a fireplace/Swedish stove with approx. 6 kw heat output.

The property was completely renovated in 2021!

Many extras such as underfloor heating, two infrared heating panels, solid oak flooring, extended power supply, new sewage pit/Wilo, air/heat pump including 2 air conditioning and heating devices for the attic area, satellite TV connection and a garage are also part of the upscale equipment.

As a possible alternative, we are offering an interested party the entire property with a total plot size of 1,579 sqm including additional building land - approx. 120 sqm of buildable area - unobstructed and beautiful view of Lake Balaton and the nature reserve + a double garage, for a total price of €489,000.

Furnishings:

All connections available

Location:

Cserszegtomaj is an attractive, tranquil town located near Hévíz and Keszthely on the western shore of Lake Balaton. Its slightly elevated position offers beautiful views of the surrounding countryside and, in some places, even the lake itself.

The town is particularly popular with visitors and expats who appreciate a relaxed living and vacation atmosphere. Cserszegtomaj combines living close to nature

with excellent infrastructure: thermal baths, shopping facilities, restaurants, and leisure activities are all within easy reach.

The surrounding area offers ideal conditions for walks, hikes, bike rides, and relaxing days at Lake Balaton or in the thermal lake of Hévíz.

Distances

To Vienna: approx. 175 km
 Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
 Travel time: approx. 2–2.5 hours

To Keszthely: approx. 5 km
 Travel time: approx. 8–10 minutes

Cserszegtomaj is therefore ideally suited for a peaceful stay near Hévíz and Keszthely – perfect for relaxation, wellness, and Lake Balaton experiences.

Miscellaneous:

Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

* Creation of an application in which you describe exactly which property you want

- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Hévíz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all suppliers such as electricity, water, gas, etc.
- * Housekeeping during your absence

Commission Rate:	As the buyer of this property, you will pay 1.27% including Hungarian VAT of the purchase price upon presentation of the invoice and signing the purchase agreement. This price includes: - Land registry review for encumbrances and owner's rights - Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany) - A German translation of the purchase agreement - All utility changes such as electricity, gas, water, garbage, 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



























