



Property IDCM064-5



(AAAB) Country house with guest apartment and 8 caravan parking spaces near the lake

Price:	289.000 € (≈ 104.993.700 Ft)
Living space:	195 sq. m.
Plot size:	2.100 sq. m.
Type of house:	Bungalow
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Living and working in Hungary:

Secure this great existence near Lake Balaton.

- High-quality one- to two-family house with a living space of 195 square meters
- Located in Balatonszentgyörgy, a beautiful residential area
- Main house with 2 bedrooms, 2 bathrooms, fully equipped kitchen, spacious terrace and cozy living room
- 2100 square meters of property for personal development
- Excellent object condition
- Separate guest apartment with space for up to 6 people, private bathroom and kitchenette
- Modernly equipped changing rooms, showers and toilet rooms for 8 caravan pitches
- Pool for relaxation and cooling off on warm summer days
- Electricity and water connections for all 8 caravan pitches
- Quiet environment with German-speaking neighbors
- Popular Balaton in the immediate vicinity (3 km)
- Various uses for the 4 rooms in the two-family house
- Complete sale including furnishing of two-family house, pool and caravan parking spaces

A high-quality one- to two-family house with a living space of 195 square meters is now for sale. The property is located in Balatonszentgyörgy, a beautiful residential area that is characterized by its special environmental characteristics.

The main house in very good condition was built in 2000 and has 2 bedrooms, 2 bathrooms, a fully equipped kitchen, a spacious terrace and a cozy living room. Here you can develop according to your wishes on a total of 2,100 square meters of property. The condition of the property is excellent and leaves nothing to be desired.

Another highlight of this offer is the large guest apartment, built in 2020, which is separate from the main house and can accommodate up to 6 people. It has its own bathroom and a kitchenette, so your guests can feel completely comfortable here.

Modern changing rooms, showers and toilet rooms, separate for men and

women, are available for the 8 caravan parking spaces (built in 2020).

A pool invites you to relax and cool off on warm summer days. The 8 caravan pitches all have their own electricity and water connections. Here you can comfortably receive holiday guests or rent out your property as a holiday property.

The location of the two-family house is simply perfect. You enjoy a quiet environment with friendly German-speaking neighbors who are happy to help you with any questions or concerns. The popular Lake Balaton is also in the immediate vicinity (3 km). Here you can unwind, enjoy water sports or simply enjoy the beautiful nature.

The two-family house offers you a total of 4 rooms, which offer you a variety of uses. Whether as a spacious family home, as a holiday property or as an investment - there are no limits to your ideas.

Grab it now and secure this great existence in Hungary. The high-quality two-family house, the pool and the caravan pitches are sold complete with all the furnishings.

Don't hesitate and arrange a viewing appointment today. We look forward to presenting this unique offer to you.

Furnishings:

Municipal fresh water quality "B"

channel

Spring

Power connection, high current, 10 x 25 amp fuse

Gas connection

Internet possible, [link](#)



Location:

Balatonszentgyörgy is a Hungarian municipality in Marcali County, Somogy County. It is located two kilometers from the southwestern shore of Lake Balaton, about 15 km from Keszthely or Hévíz.

From here there is also a direct train connection to Budapest and the place offers

all the necessary infrastructure such as restaurants, shops, a family doctor and even a brewery :-)

Miscellaneous:

You can find over 250 other verified properties at www.immocenter-ungarn.com

NEW

Electrosmog / - Classification of the property #

Pay attention to our unique A-B-C classification of the objects at the beginning of the object title! Explanation on our homepage!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the house and verify the purchase price.

After "purchase as seen" Notices of defects are virtually no longer enforceable.

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

- * Attach an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you find the right property
- * View your dream properties together; Risk assessment by our construction expert / energy consultant (within the radius of Héviz | Keszthely 50 km)
- * Assistance in completing all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * House care during your absence

Commission Rate:	As a buyer, you pay 2.54% including Hungarian VAT for this property upon invoicing and signing the purchase contract. Included in this price is the - Checking the land register for freedom from encumbrances and ownership rights - Arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example) - a German-language translation of the purchase contract - all re-registrations from suppliers 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





















