



(AA) Country house with separate apartment in a very quiet location on the north shore...



Monthly rent excl. IE:	1.250 €
Living space:	150 sq. m.
Plot size:	1.200 sq. m.
No. of rooms:	6
Commission Rate:	480 € tax incl, Subject to commission: yes



Property description:

Watch the video --->

Rent a large country house in a very quiet location at the end of a street in Cserszegtomaj near Hévíz and the northern shore of Lake Balaton.

This house offers everything for a large family or a small company that needs extra storage rooms, workshops and offices. The special features of this house:

- quiet location
- Separate apartment
- large basement rooms and 2 garages
- super well-kept, no renovation backlog

The well-tended, manageable garden with the screened and covered veranda also offers plenty of space to relax.

The rooms in detail:

1.) The main apartment consists of:

- A terrace to the south
- A large living and dining area
- A large, open kitchen with all the appliances you need
- 2 bedrooms each with exit to the balcony on the east side
- Bathroom & separate toilet
- 3 large basement rooms
- 1 extra storage room for bicycles etc.

2.) The upper apartment with approx. 50 m² usable area can be reached via an outside staircase and it includes:

- living area
- open kitchen
- bathroom
- 2 Bedrooms

3.) In the garden there is access to the basement area and

- 2 more garages
- the garden veranda

The house is vacant and can be moved into immediately. You will receive a Hungarian rental agreement with which you can apply for residential cards for Hungary.

Please only inquire with proof of creditworthiness (pension notification or proof of income)

You settle the ancillary costs directly with the utility company, depending on the number of people you live in a house of this size permanently, calculate between € 80.00 and € 120.00 per month for gas, electricity & water.

Furnishings:

All connections available

Location:

Cserszegtomaj is idyllically situated above the western shore of Lake Balaton, right next to Hévíz and just a few minutes from Keszthely. The village combines rural tranquility with proximity to two of Hungary's most popular tourist destinations – the thermal lake in Hévíz and the beaches and attractions of Keszthely.

The village character, well-tended vineyards, small farms, and a good network of hiking and cycling trails make Cserszegtomaj attractive for those seeking peace and nature. At the same time, the thermal baths, lake, restaurants, and cultural attractions are just a few minutes away by car or bicycle. The views of Lake Balaton and the surrounding countryside are expansive and open in many places, making the village particularly charming.

Distances (approx.)

Budapest: around 190 km

Vienna: around 220–240 km

Keszthely: around 5 km

Cserszegtomaj is ideal for travelers who want to experience the region around western Lake Balaton but value a quieter, greener environment – with quick access to wellness, wine, culture, and the lake.

Miscellaneous:	You can find over 350 other checked properties at www.immocenter-ungarn.com Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on our homepage! 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 construction appraiser look at the house and verify the purchase price. After the " purchase as seen " Complaints are as good as 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: * Create an application in which you describe exactly which property is desired * Suggestions of suitable properties until you have found the right property * Joint inspection of your dream property; Risk assessment by our building expert / energy consultant (within a radius of Héviz Keszthely 50 km) * Support in handling all purchase formalities * Selection of a German-speaking notary (lawyer) * German translation of the sales contract * Re-registration of all suppliers such as electricity, water, gas etc. * Housekeeping during your absence At the following fixed price: Purchase price greater than € 50,000 = 1.27% of the purchase price (including VAT) Purchase price less than € 50,000 = 2.54% of the purchase price (including VAT)
Commission Rate:	1 month's rent incl. VAT
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

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- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including

VAT)

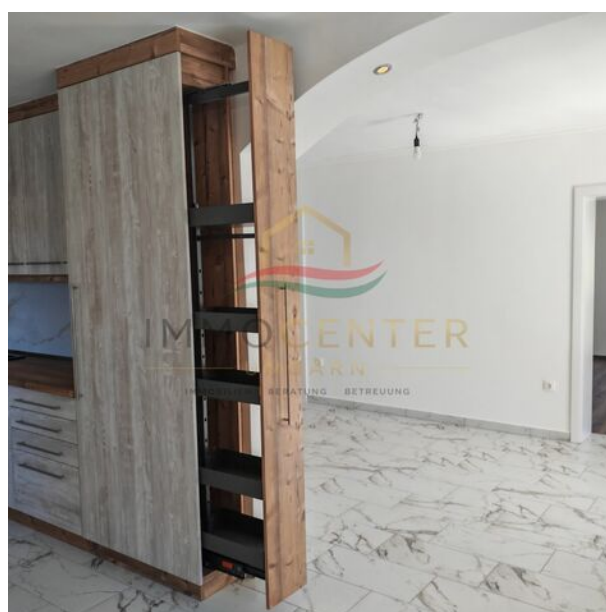
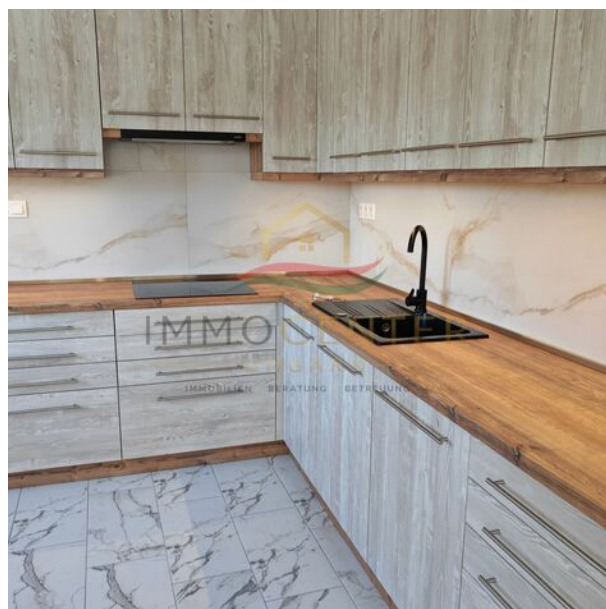
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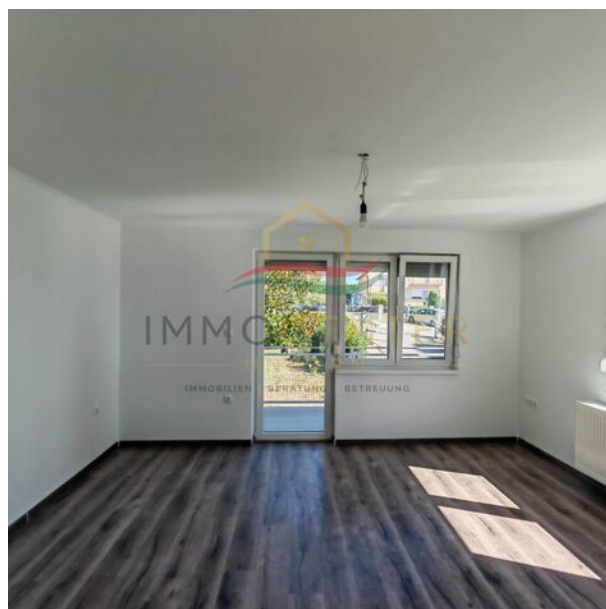


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Küche





Wohnzimmer



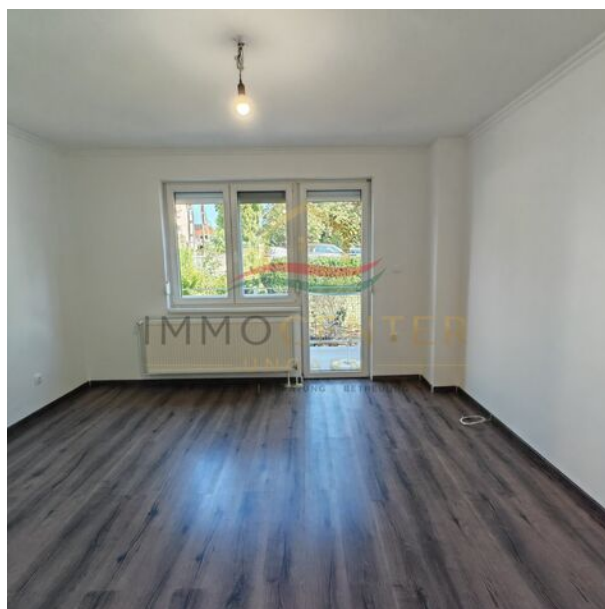
Wohnzimmer



Wohnzimmer



Wohnzimmer



Schlafzimmer



Schlafzimmer



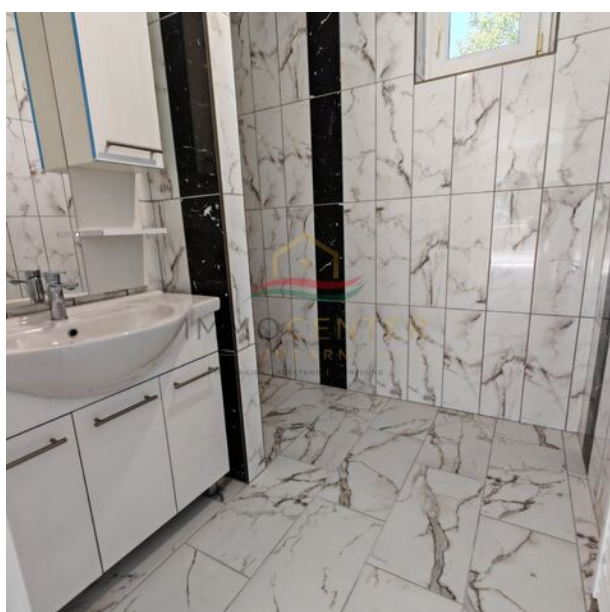
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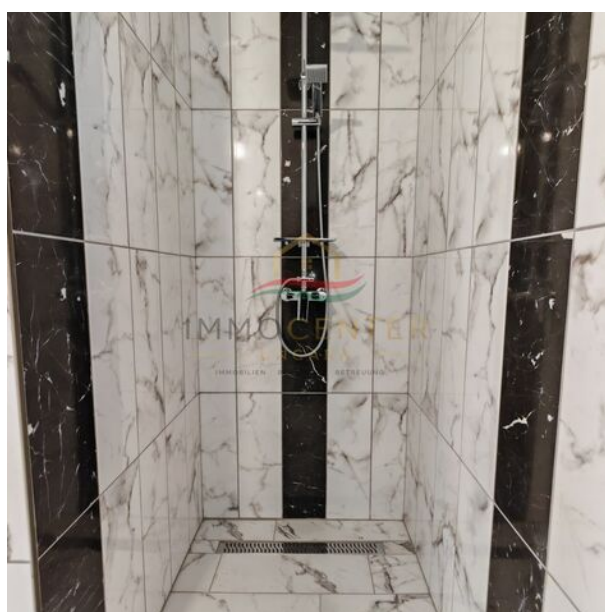
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Balkon Wohnzimmer



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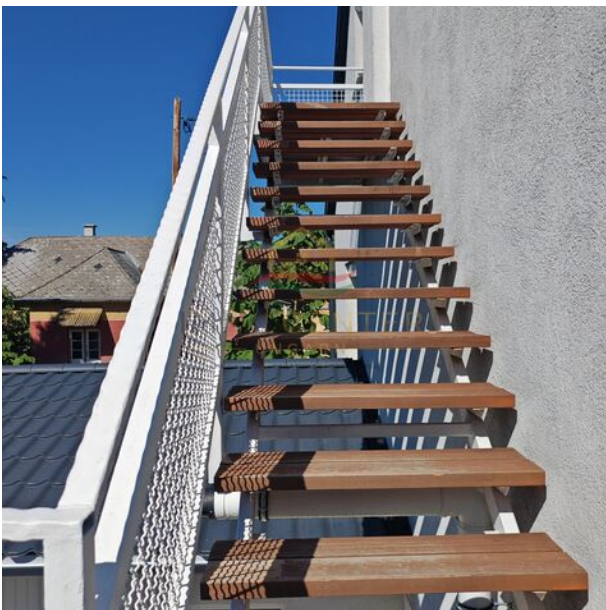
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Gäste-WC



Treppe zum Apartment





Apartment



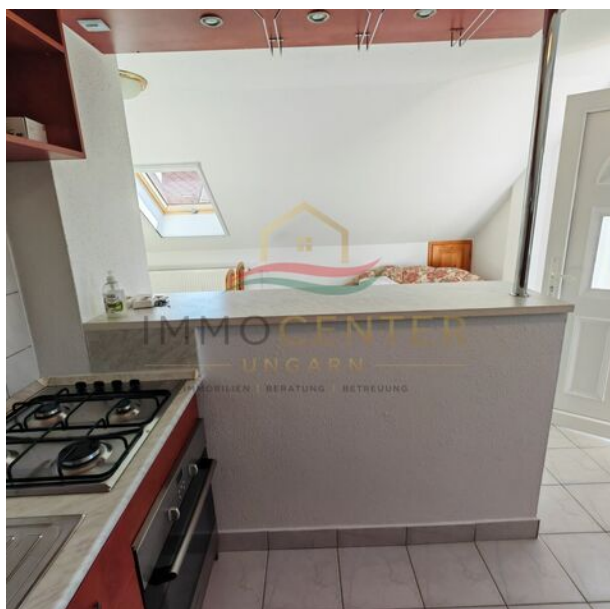
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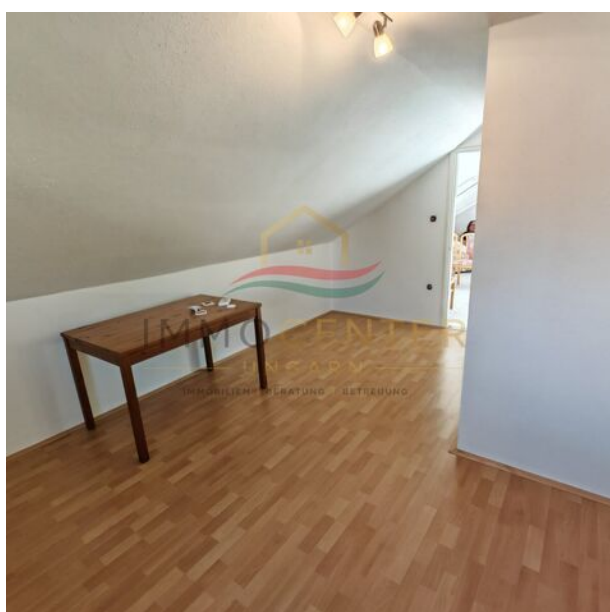
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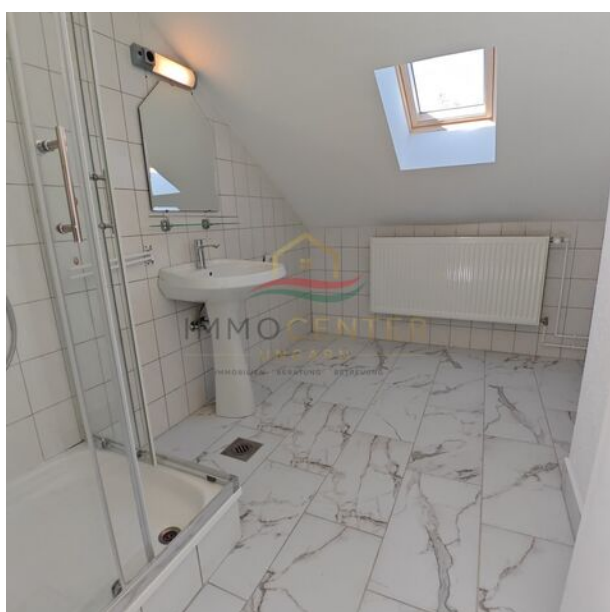
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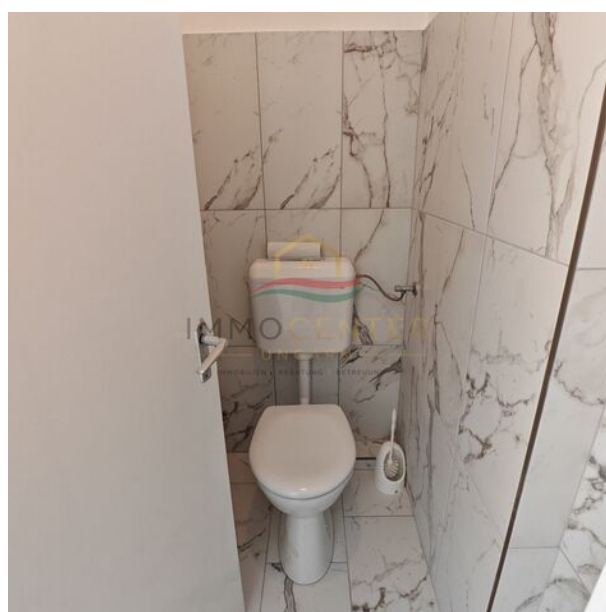
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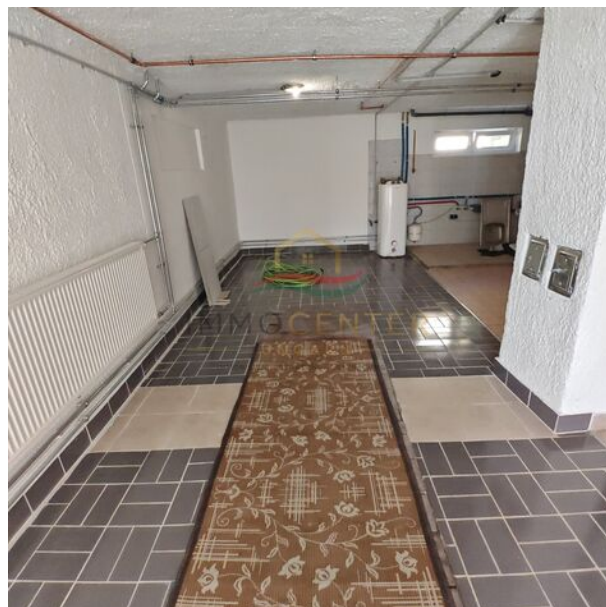
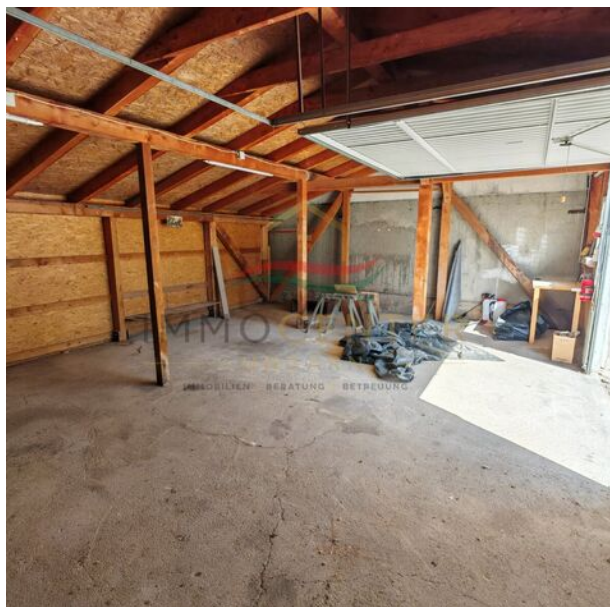
Apartment



Apartment



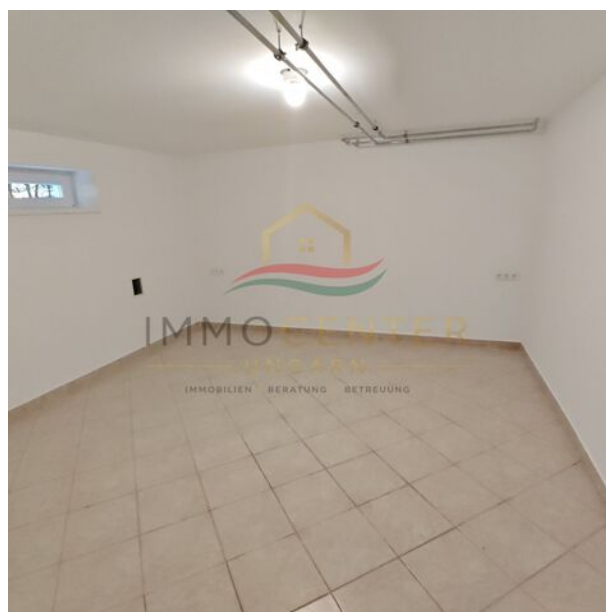
Doppelgarage



Souterrain



Souterrain



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Souterrain



Hauswirtschaftsraum EG

