



(AAAB) Carpentry shop at Lake Balaton with full order books & residential house



Type of object:	Production
GLA:	953 sq. m.
Production/wareh... :	693 sq. m.
Price:	498.500 €



Property description:

This is a fantastic opportunity for a master carpenter who wants to settle in Hungary!

This very well-established carpentry shop is for sale due to its age and impresses with the following highlights:

- As good as new residential house with 2 separate apartments, excellent building structure, furnishings and fittings at a high German level
- Complete premises of a furniture carpentry shop with various halls and the necessary machinery are being handed over
- Full order books in the kitchen construction area can be taken over
- Training guaranteed, employees can be taken on
- Exceptionally good location near Lake Balaton, where well-heeled customers queue up for built-in furniture, kitchens and other carpentry work.
- We help with the complete processing and integration (residential cards, company registration, vehicle registration, etc.)

The size of the property: 3,427 m²

Residential building: 2 separate apartments 2 x 130 m² + basement + fitness room

Outbuilding: 220 m² central heating everywhere

1 garage

1 summer kitchen

3 garages with electric gate

1 small storage room

2 larger storage rooms

3 large rooms

1 toilet

1 sanitary room

Workshop: consists of 3 rooms, all with central heating

1 carport - open

1 large garage with electric gate

Rearmost covered outbuilding: 193 m2 with sliding doors

The house was built in 1983. From 1992 to 1994 it was extended and an attic was built.

Available: electricity, gas, sewerage, cable TV

There are terraces on both floors. Air conditioning on the upper floor and on the ground floor. Central heating with buffer storage.

The upper floor was completely renovated in 2014, the lower floor in 2021.

Both floors have oak doors and the stairs are also made of oak.

The built-in furniture remains

The handover is flexible by arrangement.

Furnishings: All connections available, high voltage

Location: 10 km to Héviz
 15 km to Lake Balaton

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 Héviz | 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 utilities such as electricity, water, gas, etc.
- * Housekeeping during your absence

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:

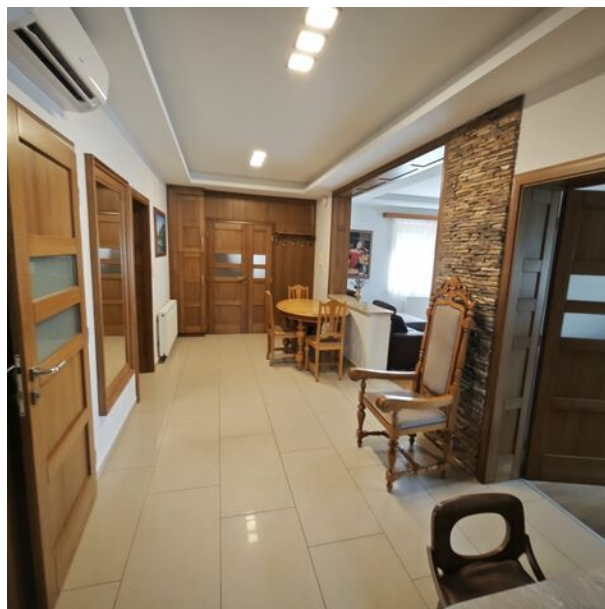
- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment 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

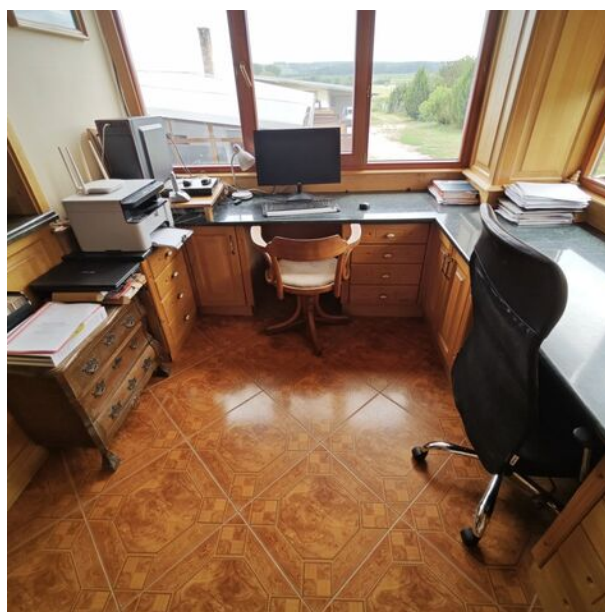




Apartments downstairs



Apartments downstairs



Office



Office



Apartment downstairs



Apartment downstairs



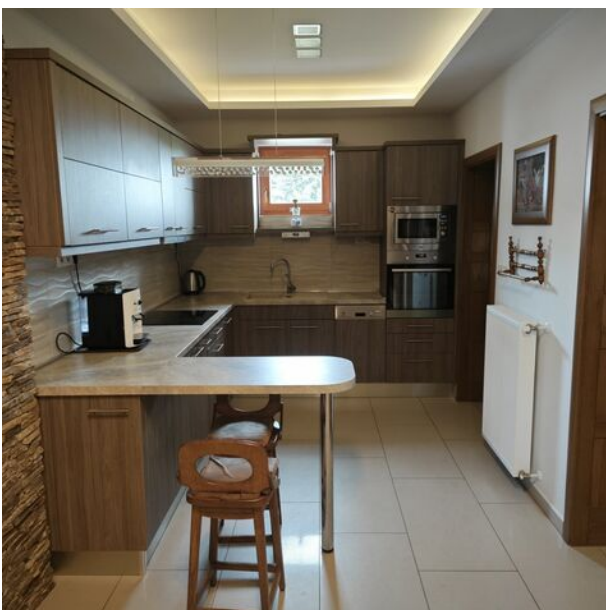
Apartment downstairs



Apartment downstairs



Apartment downstairs



Apartment downstairs



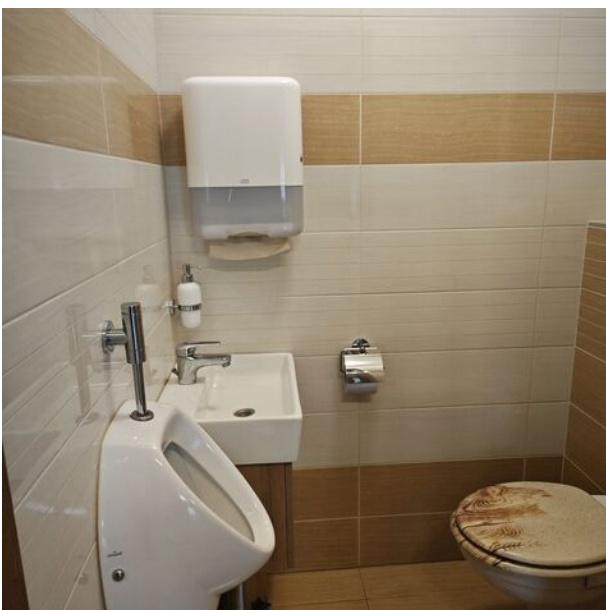
Apartment downstairs



Apartment downstairs



Apartment downstairs



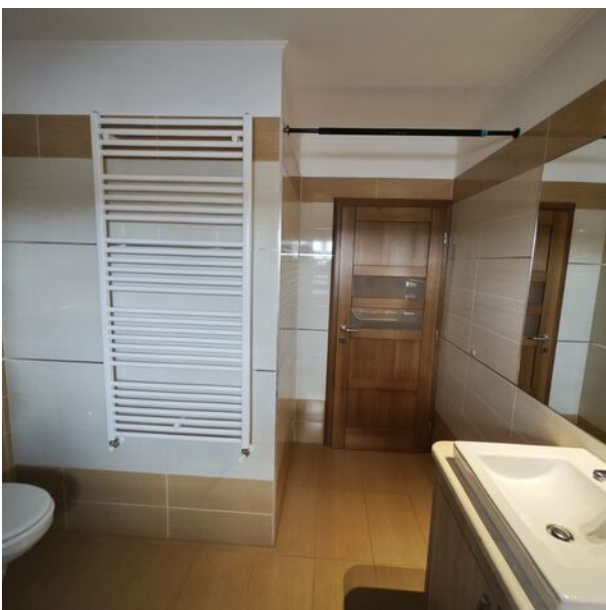
Apartment downstairs



Apartment downstairs



Apartment downstairs



Apartment downstairs



Apartment above



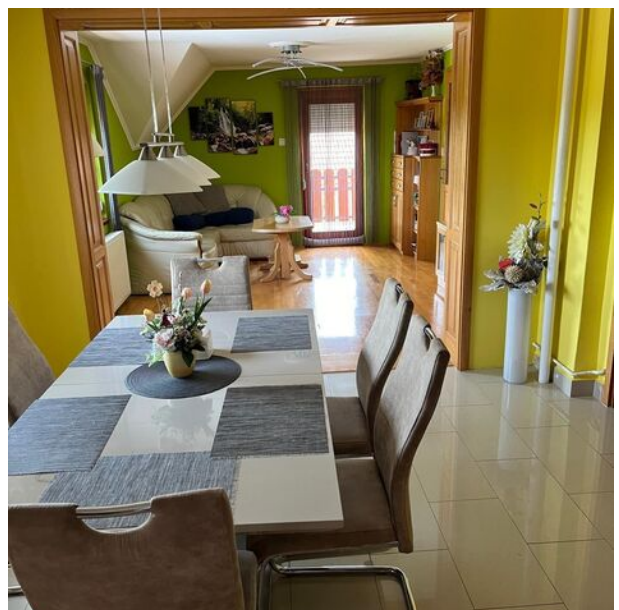
Apartment above



Apartment above



Apartment above



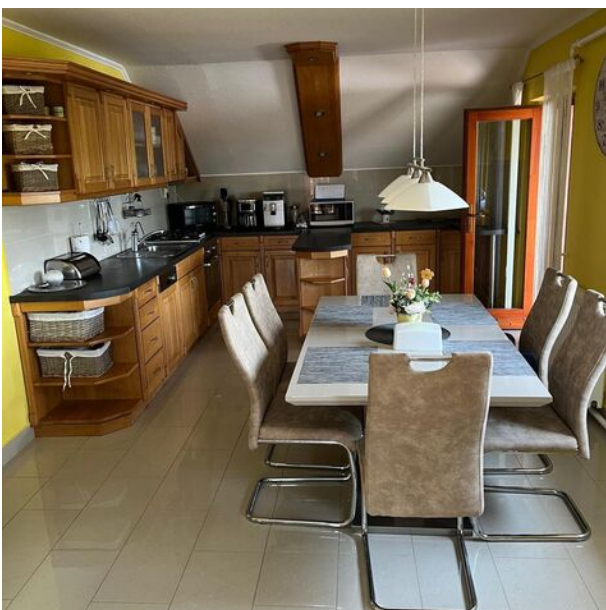
Apartment above



Apartment above



Apartment above



Apartment above



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Apartment above



Apartment above



Apartment above



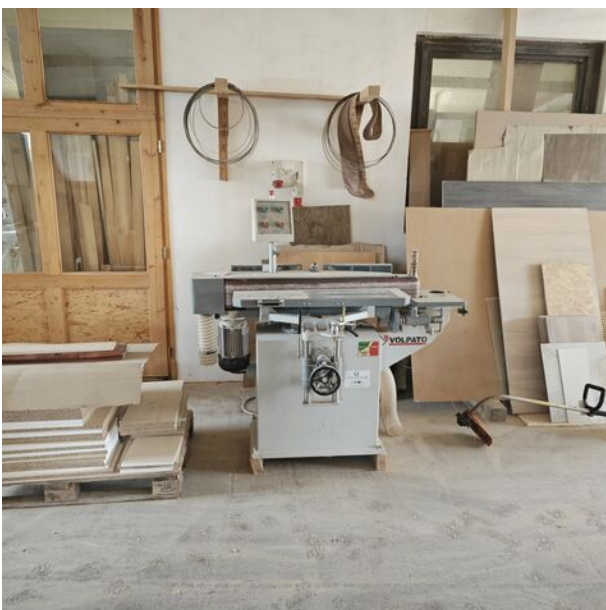
Carpentry



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