



Property ID:HCM86



(AA) Well-kept guest house in a good location in Héviz, the "Baden-Baden & qu...



Type of object:	Pension
GLA:	480 sq. m.
Guest space:	480 sq. m.
Price:	1.055.000 €
Commission Rate:	2.54% including Hungarian VAT, Subject to commission: yes



Property description:

All rooms correspond exactly to European standards. They offer maximum comfort so that your guests feel at home.

The comfortable rooms are furnished in a classic style, which at the same time corresponds to the combination of comfort and elegance. In the lobby and on the terrace in front of the inn there are cozy tables that are suitable for both pleasant pastimes and meetings and events. Here you can meet your friends or guests for a glass of wine or chat over a cup of freshly brewed coffee.

In each guest room you will find:

- Double bed with orthopedic mattress
- Sofa
- Silk bed linen
- Bathroom with shower cubicle and toiletries
- WIRELESS INTERNET ACCESS
- Plasma TV with cable TV
- Mini kitchen with stove, refrigerator, kettle and dishes
- Workspace
- Spacious closets
- balcony with panoramic view
- Personal room safe
- hair dryer
- slippers
- clothes dryer

All windows and balcony doors are equipped with blinds, bed linen and towels are changed regularly

The rooms are suitable for couples as well as for a stay with two single beds. An additional sofa bed is available e.g. for children's area. On request, we can also prepare a cradle for the very young guests.

Furnishings: Completely

Location: In the center of Héviz, approx. 7 km to Lake Balaton

Miscellaneous: You can find 300 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 building surveyor look at the house and verify the purchase price. After the "purchase as seen" Complaints are as good as no longer actionable.

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:

- * Please create an application in which you describe exactly which property is desired on the page <https://t1p.de/Haussuche-Ungarn>
- * Proposals 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 consultant (within a radius of Héviz | Keszthely 30 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:	As a buyer, you pay 2.54% incl. Hungarian VAT of the purchase price for this property against invoicing and signing of the purchase contract. This price includes the - Review of the land register for freedom from encumbrances and ownership rights - Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany) - a German language translation of the sales contract - all re-registrations of utilities 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





