



Property ID11664-2



(AA) Single-family house with
separate business premises in the
center



Price:	950.000 € (≈ 346.094.500 Ft)
Living space:	447 sq. m.
Plot size:	580 sq. m.
Type of house:	Special properties
Commission Rate:	2.54% of the purchase price plus VAT, Subject to commission: yes



Property description:

Detached house with shop is for sale in the center of Keszthely! It is a very good opportunity for your own company. The garden is nice and quiet.

Living area: 447 m²
Base area: 580 m²
Room: 7
Bathroom: 5
Living room: 3
Kitchen: 3
Pantry: 6
Floors: 4th
Year of construction: 1992

Furnishings:

Particularities:
Shopping center
Commercial properties
Golf course nearby
Properties at Lake Balaton
Near the lake
Yacht club nearby

Connections:
Fountain
Electrically onsite
Gas onsite
Gas central heating
Fireplace
Sewer onsite
Drinking water pipe onsite

Extras:
garage
Internet
Cable television
parking spot
phone

Location:

Distance from Balaton: 0 km, 0 min.
Distance from Hévíz: 7.2 km, 11 min.

Miscellaneous:

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://ogy.de/gesuch>
- * 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 Hévíz | 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)

The information about the property is based on information provided by the seller. No guarantee or liability can be assumed for the correctness and completeness of the information. An intermediate sale and mistakes are reserved.

You can find many more of our properties on:

www.immocenter-ungarn.com

The book " Welcome to Hungary " we can highly recommend you if you don't know anything or not much about Hungary: <https://ogy.de/conny>

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
- Involvement of an English-speaking notary (lawyer)
- 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)

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