



2-room apartment + garden/terrace in Hungary/near Hévíz



Monthly rent excl. IE:	350 € (≈ 128.730 Ft)
Living space:	35 sq. m.
No. of rooms:	2
Type of apartment:	Appartment
Commission Rate:	€365 incl. VAT, Subject to commission: yes



Property description:

This small residential complex in Felsőpáhok (Hungary, near Lake Balaton) was built in 2004 according to Feng Shui principles. It consists of two buildings: a main house and an apartment building. The entire complex is non-smoking.

Here you will find peace, relaxation, and fresh air. The short distance to Hévíz (2.5 km to the thermal lake) and Keszthely with all its attractions is a definite plus.

The apartment building comprises three 35 m² apartments on the raised ground floor. Apartment 1 is available for rent and features a 9.90 m² terrace (with wooden garden furniture). One-third of this terrace is included in the living area calculation, resulting in a total living area of 38.30 m².

The apartment opens into the living room with a kitchenette. To the right, a small hallway leads to the WC, the bathroom with shower, and the bedroom (both the WC and bathroom have windows).

Furniture: Solid wood bed and nightstand. Two bedroom wardrobes. Living room furnishings: sofa with side table and footstool, wall unit, kitchen with refrigerator and basic equipment. Table with 3-4 chairs.

Heating is provided by gas. The walls are made of stone and wood, and the house is built on a solid foundation – no mold, no damp (as is often found in Hungary).

The beautifully landscaped garden is a delight for the senses. The view from the apartment door/terrace overlooks shrubs, bushes, and lawn. The garden is also very popular with birds. Vegetables can be grown in a large raised bed.

The apartments are ideally suited as a retirement home or as a second home/vacation apartment for commuters who also live in Germany. The neighborhood is pleasant and quiet. Apartment 2 is already rented to a German retiree.

The monthly service charge is 16,250 HUF, including water, gas, electricity, garbage collection, maintenance, and insurance, plus garden maintenance 8,000 HUF (which can also be done by the tenant). Wi-Fi (or wired internet) and TV are available, but not included in the price, as many people use prepaid internet.

The apartment is ready for immediate occupancy and can be viewed at any time.

Furnishings: Completely

Location: Hévíz is one of Hungary's most renowned spa and wellness resorts, famous for its unique thermal lake, the largest biologically active natural thermal lake in the world. The year-round warm water, well-maintained bathing facilities, and high-quality spa offerings make Hévíz a first-class destination for rest, health, and relaxation.

In addition to the lake, the town boasts a stylish spa park, a pleasant, international atmosphere, and numerous restaurants, cafés, and wellness hotels. Hévíz is ideal for health retreats, relaxing getaways, and indulgent escapes.

Distances

To Vienna: approx. 180 km
 Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
 Travel time: approx. 2–2.5 hours

To Keszthely: approx. 6 km
 Travel time: approx. 10 minutes

Hévíz thus offers a perfect combination of a world-famous thermal spring, high-quality infrastructure, and immediate proximity to the western shore of Lake Balaton.

Miscellaneous: Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Commission Rate: 1 month's rent = €365

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







