

## CONTACT

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## BASIC DATA

object number: **3056/1494**  
 object type: **House**  
 state: **Dél-Dunántúl**  
 address: **7275 Igal**  
 price: **€ 125,000.-**  
 Living area: **128.00 m²**  
 room: **6**

## DESCRIPTION

### SPACIOUS HOUSE FOR TWO APARTMENTS IN THE THERMAL TOWN OF Igal

The small town of Igal is located in southern Transdanubia/Hungary, approx. 40 km from Lake Balaton. Lake Balaton (Plattensee) is the largest lake in Central Europe and one of the most important tourist destinations in Hungary. The settlement with approx. 1340 inhabitants is located in the Somogy Hills.

The M7 motorway can be reached in 30 minutes. Igal is about 150 km from Budapest.

The semi-detached house is situated in a lane with a view of the hills, in a quiet location, close to the church, the school, the kindergarten, the shops for daily needs, the post office, the pharmacy and the doctor's surgery.

The famous thermal baths of the small town are within easy walking distance (450 m). The Budapest Express bus stop is 1400 m from the house.

The semi-detached house was built in the 1990s on the 672 m² plot. Today, the house (128 sqm) has two identical flats, each with a living area of approx. 64 sqm, divided into a kitchen (approx. 8 sqm), three rooms (approx. 23 sqm, 9 sqm and 10 sqm), two bathrooms (approx. 3 sqm, 2 sqm), a chamber (1 sqm) and a covered terrace (6 sqm). The flats can be used separately.

The house is in good condition, dry, insulated. The flat on the right is heated by a natural stone fireplace and heating panels. The other flat can currently be used in warmer months. Gas connection is possible.

There are 2 garages (20 sqm each) on the street level. The plot is partly slightly sloping, grassy and there are a few well-kept bushes, fruit trees, fir trees and a willow tree. The rear courtyard is flat and can be used for recreational purposes.

This property is a good investment for a larger family or suitable for renting out. Due to the proximity to Lake Balaton (40 km) and the thermal spa Igal (450 m), thanks to the mild Mediterranean climate, this property is suitable for a stay in summer as well as in winter.

The selling price is 125,000 Euro + 4% commission + legal/translation costs + state taxes.

price: € 125,000.-

Buyer's comm.: 4% plus 20% VAT

Living area: 128.00 m<sup>2</sup>  
Plot area: 672.00 m<sup>2</sup>  
terrace area: 6 m<sup>2</sup>

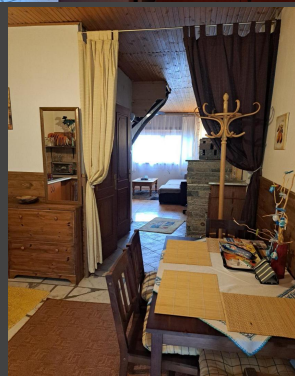
move-in as of: sofort  
room: 6  
Bathroom: 4  
toilet: 4  
number of terraces: 2  
furniture: unfurnished  
heating: electric heat.  
year of construction: approx. 1995  
condition: very good  
garage: 2

**Bedroom:** 4

















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