



Property IDWH0065



(ACAB) Small hunting lodge on the border with Austria



Price:	420.000 € (≈ 152.712.000 Ft)
Living space:	364 sq. m.
Plot size:	3.684 sq. m.
Type of house:	Manor
Commission Rate:	1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

We recommend this hunter's castle in a picturesque forest setting, located next to Hegyeshalom, near the Austrian-Slovak border, to investors and entrepreneurs.

The 3,684 m² property is located in a unique green environment with birds flying from spring to autumn in an area with no immediate neighbors.

In the years before the war, the buildings shown in the pictures were the castle of the Habsburg Archduke Franz Károly of Lorraine.

The Grand Duke's estate was administered from this building.

After the war, also from 1948, the building had a dual function:

The offices of the state economy were located on the ground floor and the classrooms of the Márialigeti elementary school were located on the upper floor. The school operated from 1950 to 1976. The building is currently privately owned and has been renovated.

Built in the 19th century, the two-story house with 364 m² of usable living space, a basement and a roof is divided into 7 rooms, a living room with American kitchen, a terrace, 3 bathrooms, a gallery floor and a veranda.

Thanks to its location, the living room, kitchen and rooms are always sunny, bright and functional.

A 44 m² terrace, a 48 m² vaulted heated basement, a large attic, a gallery on the first floor and a spiral staircase connecting the floors to the attic are available.

In 2011, the exterior and ground floor renovation of the castle began, which is in good structural condition:

- new roof trusses, massive beams, new gutters
- new aging-resistant external and internal doors and windows partially renovated
- new electricity and water pipes on the ground floor
- Water supply via a well drilled on the property, hot water is provided via an electric boiler.
- new heating system installed on both levels, as well as new radiators on the ground floor.
- Heated with a huge tiled stove in the middle of the house, newly lined chimneys, the central unit is in the basement
- new coverings, Spanish worn tiles

-new kitchen furniture

- On the ground floor, the ceiling height was reduced from 4.5 meters to 2.9 meters with a false ceiling - plasterboard, an economical heating option was created.

Condition for the first floor: Structure is finished.

Hallway, hall, room, bathroom, walls and covers are still waiting for restoration!

The exterior facade is also in need of renovation.

The walls are 70 cm thick, so the house does not need to be insulated.

It is not a listed building, it can be changed freely!

There is currently a building on the property, additional storage space or a garage can be placed on the property.

In the area of the property there are many green plants, old trees and evergreens in picturesque surroundings.

The property is fenced, there are 2 car entrances and 1 passenger entrance.

Furnishings:

buildable attic, quiet street, garden area, landscaped garden, terrace, cellar, parking space in the yard, green area, drilled well, balcony, American kitchen, new electricity network, open fireplace

Location:

Hegyesalom is located 6 km from the Slovakian border and 7 km from the Austrian border and is easily accessible via the M1 motorway.

Due to the location of the property, accessible via a gravel road, and the arrangement of the houses, it is suitable for multiple activities; It can also be used as a restaurant, catering unit, sports center, corporate center, apartment or for carrying out various activities or even in its original form.

The data and information about the property recorded in this advertisement were determined based on the information provided by the seller/client.

Miscellaneous:

We can help you with the following:

-Lawyer advice, legal advice

-Construction, mechanical work, complete execution

Commission Rate:	As the buyer, you will pay 1.21% (including VAT) of the purchase price for this property upon invoicing and signing of the purchase agreement. This price includes: - Verification of the land register for encumbrances and ownership rights - Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany) - A German translation of the purchase agreement - All utility transfers, such as electricity, gas, water, waste disposal, 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)

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