



(AAAB) Fantastic eco-tourism property in southern Hungary



Type of object:	Holiday bungalow
GLA:	80.000 sq. m.
Guest space:	2.000 sq. m.
Price:	1.500.000 €
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

An icon for sustainable eco-tourism in the southern Hungarian Puszta is looking for a successor.

The owners of the commercial property are currently looking for a new ambitious owner. There are no direct descendants who are interested in it and that is why this unique, fully equipped life's work for Beyond Luxury Tourism is now coming onto the real estate market.

In this beautiful property in an absolutely secluded, idyllic and paradisiacal location in the middle of the southern Hungarian Puszta, between the horse paddocks you will find authentically restored thatched farmhouses with high-standard hotel rooms as well as new buildings in traditional construction and yurts newly built in 2015 that also have the amenities of a 4-star hotel room.

An established restaurant with a head chef, a vegetable and herb garden in raised beds and a horse riding facility are also part of the property. The properties have their own wells and are self-sufficient except for the electricity. Guests relax at the outdoor pool with pool bar or with nature explorations on horseback, on foot or in guided jeep tours as well as in the wood-fired sauna with whirlpool and wellness treatments offered on site.

The 8 hectare property with its 3 farmsteads, forest and agricultural land was gradually purchased in 1997 and has been constantly restored and expanded since then.

The hotel and restaurant business with 1300 m2 of living and usable space in this form has existed since 2006 and is the work of an international couple with heart and soul. The stamina required for this is now slowly waning due to the age of the operators.

This work is fun, but the time has now come to pass it on to the next generation. The new owner has the support of the sellers for a smooth takeover of the properties and an associated company with all the necessary permits.

With a manageable tourism project with 12 rentable units (24-30 beds) of this size, the company is well positioned for the future. It has at least survived the crises of recent years, from the smoking ban, the corona pandemic, the refugee

crisis to the rising prices of energy and food. There have always been guests at “any” time. The owners now operate a seasonal business for 6 months, but it can be switched back to year-round operation at any time, which is also important for successors to know. This means that the new place to stay also secures a livelihood.

Approximately 800 meters from the business property there is a house for the new owner in a picturesque acacia forest. (Not included in the stated price)

This thatched farmhouse, which has also been authentically restored, has been extended and now has a living space of 200 m2.

There is also a fully equipped guest house and a large, locked double garage on this 5700 m2 property, also with its own well.

Anyone who is interested in sustainable tourism, loves animals and is looking for a real nature experience, as well as having some technical know-how and is willing to make their holiday dream their career, will certainly fulfill their life's dream in this unique paradise.

Commission Rate:

As a buyer, you pay 2.54% including Hungarian VAT for this property upon invoicing and signing the purchase contract. Included in this price is the

- Checking the land register for freedom from encumbrances and ownership rights
- Arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example)
- a German-language translation of the purchase contract
- all re-registrations from suppliers 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









