



(A-AB) Large horse boarding facility with enormous potential in the catchment area of...



Type of object:	Pension
GLA:	100.000 sq. m.
Guest space:	827 sq. m.
Price:	2.500.000 €
Commission Rate:	Subject to commission: no



Property description:

A 10 hectare horse farm is for sale, 40 km from Budapest in the northern part of the Gödöllő Hills. The property is located in a quiet location outside the town of Galgamácsa. The area is rich in forests and is one of the best and most game-rich hunting areas in Hungary. An ideal place for hunting enthusiasts. In addition, the property offers all the conditions for both animal breeding and rest and relaxation. The proximity to Budapest and the easy accessibility via the M3 motorway and

country road no. 3 are also an advantage.

The property includes:

- Main house + banquet hall 827 m²
- Wine cellar 30 m²
- Service house for employees 65 m²
- Horse stable with 20 boxes 495 m²
- Tournament area with gallery
- Dairy farm 360 m²
- Slaughterhouse, cold storage
- Pig stable 180 m²
- Covered round pen

The property also has 8 hectares of pastureland. Behind the stables there are covered storage facilities for feed and straw and a lungeing circle with a diameter of around 12 m.

The property has electricity, water, sewerage installation, gas heating, internet and telephone connection. 50 solar cells were installed to generate electricity. The property complex consists of a main building with an apartment for the owner

and overnight accommodation for around 50 people, as well as a banquet hall and a service building for the employees.

The owner's apartment has a fireplace room with an adjoining open kitchen and winter garden and bathroom on the ground floor, as well as 3 rooms and a bathroom on the upper floor.

In the basement there is a catering kitchen, as well as a small bar and a dining room.

In addition to horse keeping and animal breeding, the property offers all the prerequisites for events of all kinds. The banquet hall with bar and stage can accommodate around 300 people. Guests can enjoy an outdoor pool, sauna, jacuzzi, and a covered area with a grill and wood-fired oven. There is a children's

playground. The wine cellar offers enough space for cozy hours in the evening. There are enough parking spaces.

Furnishings: All connections available

Location: 40 km northeast of Budapest

Miscellaneous: Check out our general index about emigrating to Hungary!

On our homepage you will find the most important information for living in Hungary in alphabetical order, such as:

- Re-registering your energy supplier when buying a house in Hungary
- Registering a residential card, how does that work?
- Are caravans allowed on your own property in Hungary?
- Building regulations in Hungary

And much more

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



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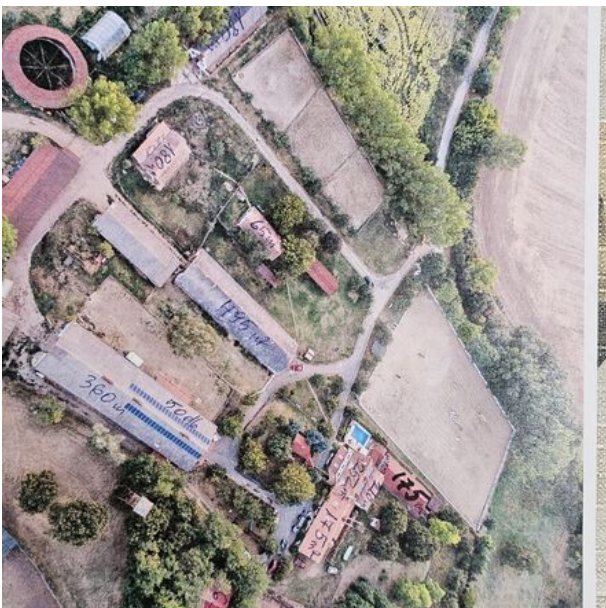
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