



Property IDFB2873



Famous winegrower's house as guesthouse or private country house (ABA-FB2873)



Price:	189.000 € (≈ 68.720.400 Ft)
Living space:	200 sq. m.
Plot size:	10.000 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

The "Bíbor-Birtok Wine House" on Siklós Hill is a truly impressive oasis for wine connoisseurs and nature lovers. Nestled in the picturesque hilly landscape, the wine house not only offers fine wines, but also a breathtaking view of the surrounding vineyards and valleys. The location on Siklós Hill promotes a mild microclimate that creates ideal conditions for wine growing.

The wine house itself exudes a charming atmosphere. Traditional architecture meets modern design, giving the place a unique character. Visitors can take part in guided wine tastings where they can get to know and taste the house's various varieties. The regional red and white wines, which are made from hand-picked grapes, are particularly popular.

In addition, the "Bíbor-Birtok Wine House" also offers culinary experiences in which local food and wine are harmoniously combined. Whether it's a romantic dinner or a sociable afternoon with friends - this location creates unforgettable memories for every visitor. A trip to Bíbor-Birtok is not only a pleasure trip for the palate, but also a real experience for the senses.

3 km from Harkány. Main building/living area approx. 200m²

Plot 2,100m² Cellar+storage+garage approx. 150 m²

The property was built in 2005 and is in good condition. 30-38 cm Porotherm walls, 3x32kW 3-phase high voltage, connected to the municipal water main, gas main, and has many utility rooms. Hot water supply through 200 liter electric boiler. Heating with gas or mixed fuel boiler. Air conditioning, electric radiators. Bedroom and bathroom are in the private area in the attic.

The property is suitable for leading a lush, rural farm lifestyle or operating as a guest house. In addition to the property, there is the option of purchasing a further 2,500m² of grape variety winery for just 20,000 euros!

1/1 property, available for occupancy at short notice by arrangement.

Location:

Siklós Mountain, also known as Siklós, rises majestically in Hungary and is a popular destination for hikers and nature lovers. With its height and the surrounding forests, it offers breathtaking views of the picturesque landscape. The mountain is not only a place for outdoor activities, but also has cultural significance. Nearby is the historic Siklós Castle, which fascinates visitors with its

architecture and history. The region is a magnet for tourists all year round who want to experience the beauty of Hungarian nature and culture.

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:

- Changes to energy supplier registration when buying a house in Hungary
- How does registering a residential card work?
- Are caravans allowed on your own property in Hungary?
- Building regulations in Hungary

And much more

Commission Rate:

As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the

- checking the land register for encumbrances and ownership rights
- mediation of 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 changes of utility registrations 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:

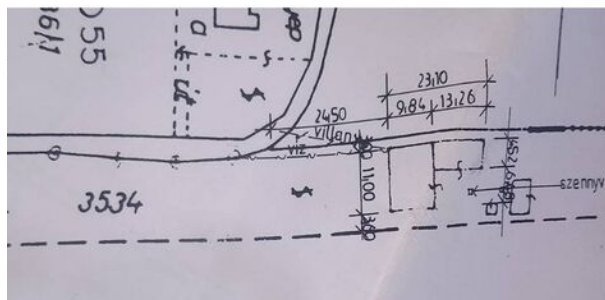
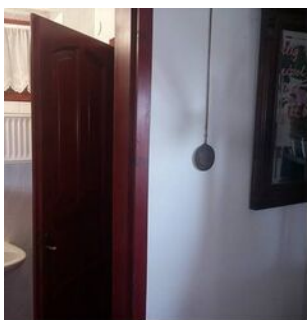
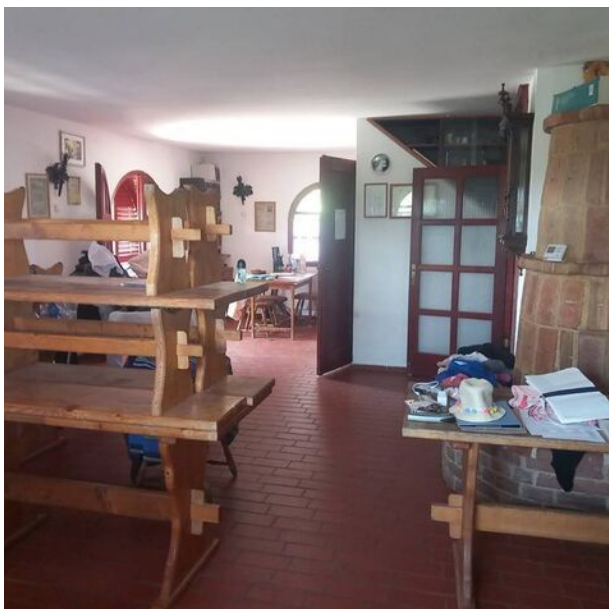
- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment 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





Harkány – Siklós - Villány



