



Property IDWH0254-3



(AAAB) Beautiful rustic farmhouse



Price:	325.000 € (≈ 118.170.000 Ft)
Living space:	162 sq. m.
Plot size:	1.137 sq. m.
Type of house:	Farmhouse
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In Bükfördő, on a plot of 1137 m², we offer for sale an authentically renovated farmhouse with a veranda with a gross floor area of 162 m².

Every corner of the house has been designed to reflect the atmosphere of times gone by as authentically as possible.

The rustic wooden beam ceiling complements every room.

The stable and barn have also been built in, with the interior height reaching up to the gable beam, creating an incomparable spatial experience.

We don't have to worry about how to heat the room, which can accommodate even a large group of friends: a huge tiled stove provides the heat.

Everything in the house is new, which is made possible by the nature of the house: the mechanical engineering, the electrical network, doors and windows, covers, the entire roof, the kitchen furniture, the bathroom and the toilet have also been redesigned.

The construction of the heating system took place in the shadow of the war and the energy crisis and relied on alternative options: 2 tiled stoves at both ends of the house, the renovated oven in the kitchen and the installation of Norwegian Nobo energy-saving heating panels in every room.

Hot water is provided by a boiler.

According to old building customs, the rooms are lined up like pearls on a string: at the front is the 1st "clean room", then the kitchen, 2nd room, bathroom with shower, separate toilet, 3rd room and finally the 4th "barn".

The attic was insulated with 30 cm of glass wool.

The walls were sealed using the wall cutting method and the installation of stainless steel sheets.

The walls were insulated with 15 cm thick graphite polystyrene. The last room with a high ceiling was also insulated on the inside and thus received a total of 30

cm of wall insulation.

The facade and porch have not been covered for image preservation reasons.

You can park on the 180 m² gravel area in the yard.

The house also has a 72 m² green part, of which 32 m² is a veranda and a 40 m² terrace.

The wood storage is filled with high-quality dry firewood and is waiting for the cold.

Fruit trees grow in the garden: apples, plums, grapes.

The house is one of the few unique farmhouses on the market.

Those looking for the authentic village experience are guaranteed to find it here, because this house is magical and attracts everyone who enters it.

Meanwhile, the house also received a complete interior design. Among other things, 5 sofas and a couch were placed, which can fully promote relaxation and rest. 4 sofa beds can be converted into a double bed, so you don't even have to bring anything with you here, you can just get started.

A wine bar has also been designed, filled with the region's wines, waiting for the fun-filled parties of the future.

Location: Bükfürdő is one of the largest thermal water centers in western Hungary and is located near the Austrian border. Vienna, Bratislava are only an hour away and 35 minutes from Sopron.

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 owner rights
- arranging a German-speaking lawyer (in HU, lawyers certify the purchase)

contracts, not notaries like in Germany)

- 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

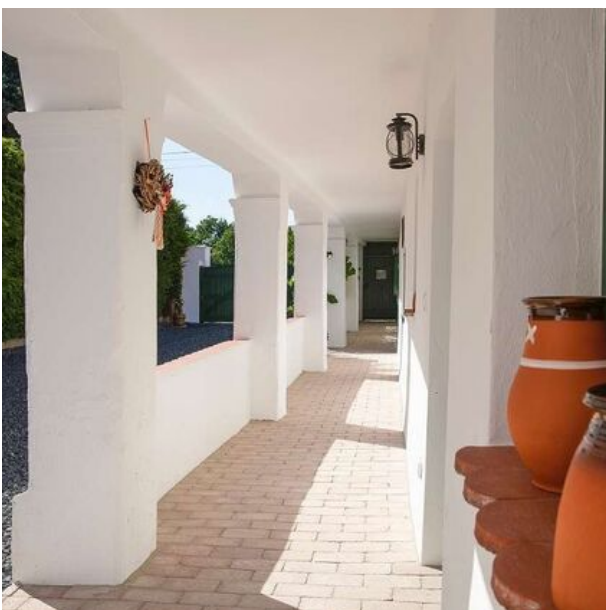
At the following fixed price:

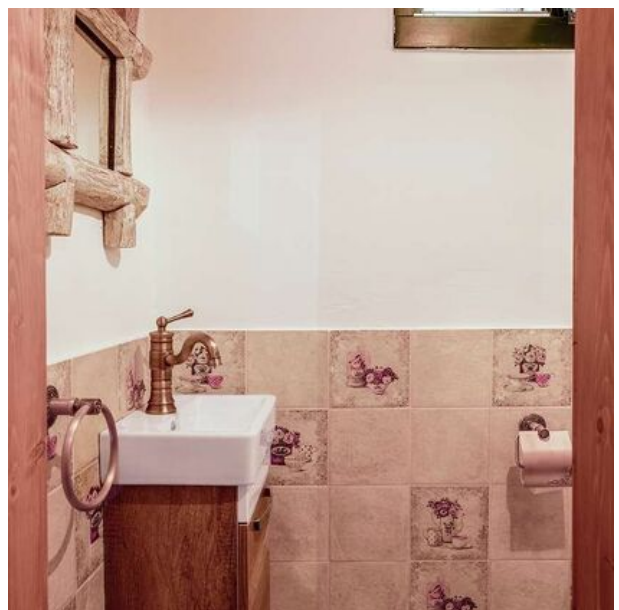
a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)

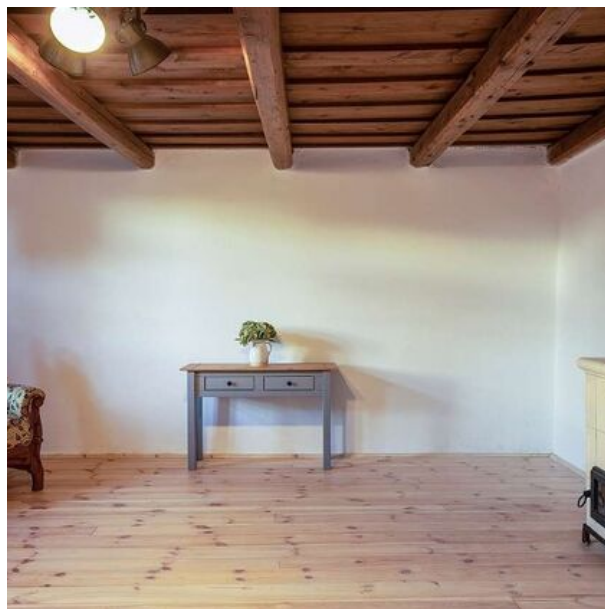
b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

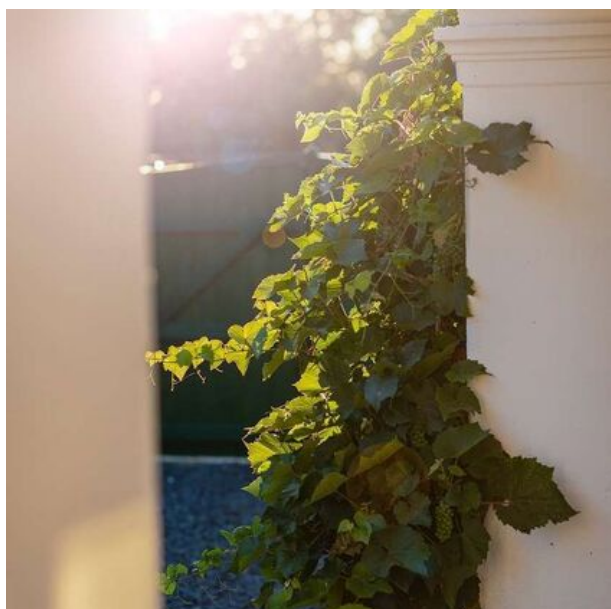
You can find many more of our properties at:

www.immocenter-ungarn.com

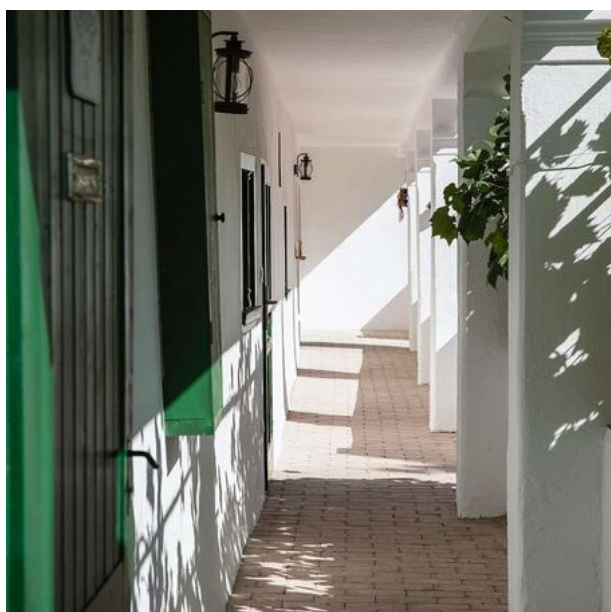


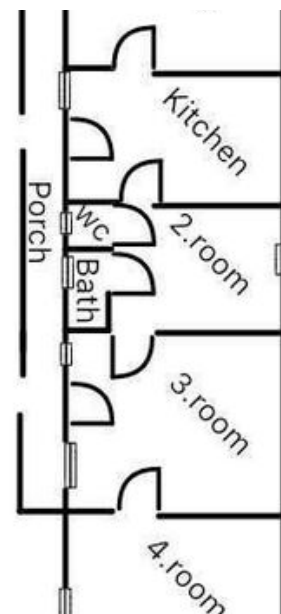
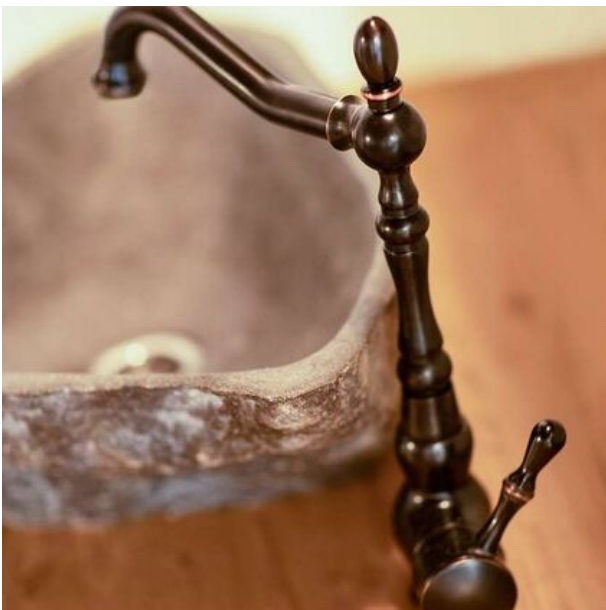






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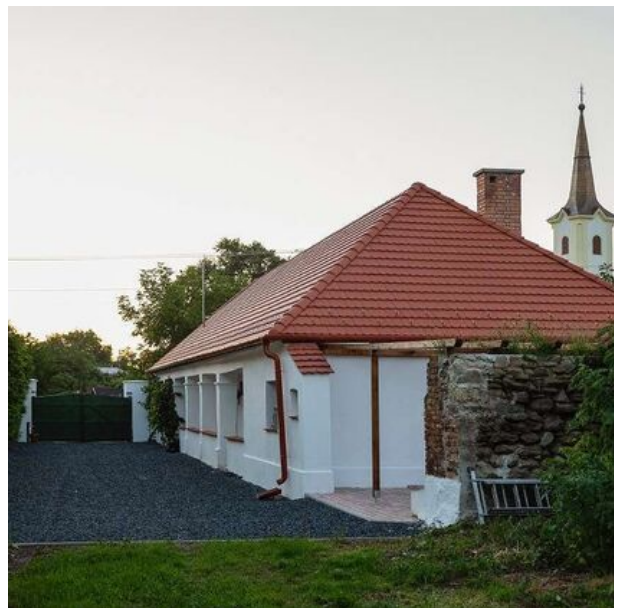




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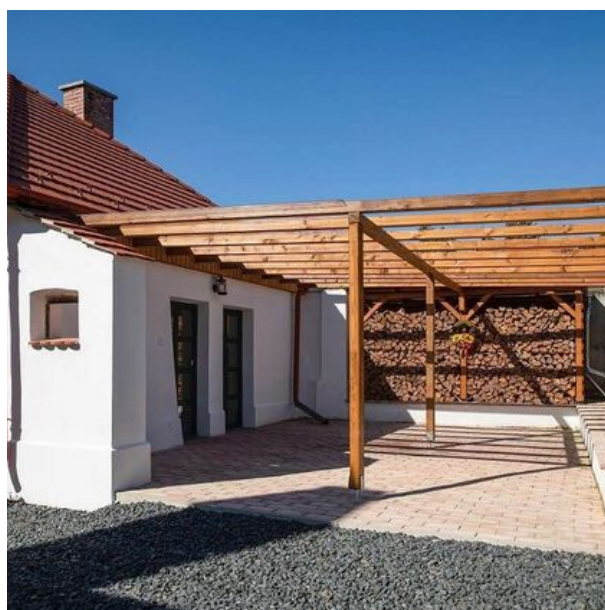
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