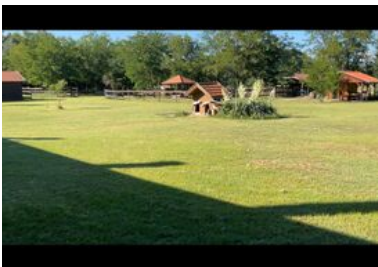




Property IDANZ414



Farm with 3 residential buildings and outbuildings and 8.3 hectares of land



Price:	425.000 € (≈ 155.180.250 Ft)
Living space:	275 sq. m.
Plot size:	83.000 sq. m.
Type of house:	Country house
Commission Rate:	Subject to commission: no



Property description:

This land is suitable for farmers, livestock farmers or horse farmers and is therefore ideal as a combination of residential and commercial use, but also for communities who want to live self-sufficiently and self-sufficiently.

The farm is located 130 km from Budapest and is in the countryside, away from any hustle and bustle and is a suitable place to live for people who appreciate freedom and peace.

Two small towns, 7 respectively 12 km away, have shopping facilities such as bakeries, pastry shops, butchers, drugstores, but also supermarkets such as Lidl, Coop, Tesco and small hardware stores.

In addition, there is a market twice a week in each town, where you have the opportunity to buy rural products from the surrounding farmers. Doctors and dentists as well as a polyclinic ensure medical care. Kindergarten and schools, libraries are also available. The nearest hospital is 25 km away, where you will also find Obi, Aldi and other shops.

A large swimming lake is 5 km from the house, the nearest thermal bath is 12 km away.

The farm is 6,500 square meters and has 3 residential buildings, various outbuildings, a garden area and a sauna area and is fenced.

The outdoor area of 7.6 hectares, which borders directly on the farm, is fenced and is registered as arable land. It has a separate driveway through which you can also access the yard.

Here there is a large tiled roof, under which approx. 80 hay bales can be accommodated. The roof is 22 meters long, 7 meters wide.

Buildings on the farm:

House 1 - living space 183 sqm, of which 33 sqm is a winter garden

The eye-catcher of this house is a light-flooded room with 68 sqm. The winter garden with 33 square meters is right next to it, so that a total of 100 square meters invite you to relax. The roof of the winter garden is fitted with an electrically controlled external blind for sun protection. If you leave it open during the transition period (autumn to winter / winter-spring), the 68 sqm adjoining living space can be heated naturally.

The house also has a large kitchen, 2 rooms, a guest toilet and a large bathroom

with a bathtub and shower.

The water supply to the houses as well as the courtyard and the outdoor area is provided by private wells.

Electricity is generated by a 6 kWp (6000 kW) solar system, which we have never fully utilized. There is also a connection to the public power grid.

The house is heated by a 32 kW wood gasification boiler. All rooms are equipped with central heating. The 2.200 l buffer storage usually allows one-time heating even in the colder season. The heating system is in a separate room that can be accessed from outside at the back of the house. From here you also have access to the attic, which extends over the entire length of the house of 27 meters and thus offers sufficient storage space. Wood supplies can be conveniently stored directly at the back of the house under the attached tiled roof of 11 meters long and 5 meters wide.

At the back of the house there is also a 15 sqm utility room with heating and water connection. There is a separate pantry at the front.

In 2017, the house got new windows and complete facade insulation.

The house also has a lightning rod and an alarm system.

House 2, living space, 40.5 sqm with tiled stove

This house has a large room with integrated kitchen, a separate bedroom and a bathroom. The house has blinds and fly screens on the windows and the entrance door.

The house is heated by a tiled stove that was built in 2021. Water supply is provided by the well in the yard. Electricity from the public grid.

There is a covered terrace in front of the house.

In 2021, the roof was completely renewed and the facade was insulated at the same time.

House 3, living space 52 sqm

This house has a large room with a small kitchenette, bedroom and shower room. The house is insulated, has insulated windows, blinds and fly screens on the windows and the entrance door.

The house is heated by a plastered brick oven. Water supply is via the courtyard fountain. Electricity from the public grid and/or via a self-sufficient solar system (7 kw) with battery. The house also has a storage room and a small covered seating area.

The house was newly built in 2014.

Outbuildings on the farm:

Sauna house with covered seating

Bread oven (wood-fired)

Building / or large parking space closed on three sides, 14 meters long, 5 meters wide so in total 50 sqm, with adjoining workshop, of 20 sqm.

The entire back side facing the forest is covered. One half of the roof is used as a tractor shelter on the field side and the other half as a closed garage on the yard side.

Horse open stable with paddock-1

and covered feed rack for large round bales - open stable 60 sqm, paddock fenced with acacia boards approx. 1000 sqm and a storage room 15 sqm.

Paddock-2 with covered feeding rack for large round bales approx. 300 sqm fenced with acacia boards

Sheep stable with paddock - stable 50 sqm, paddock fenced with acacia boards approx. 300 sqm

Fenced garden area

Here is the high-quality glass greenhouse 18 sqm, raised beds and ground beds, a small shelter and the solar system for house 1.

Wastewater collection pit at the back of the house.

Internet is available

Miscellaneous:

Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints

about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all suppliers such as electricity, water, gas, etc.
- * Housekeeping during your absence

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



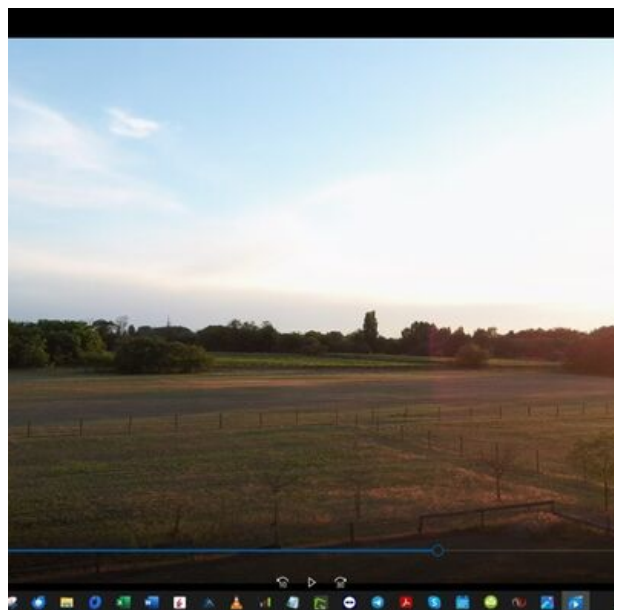
winter garden with view of horse stable



Small farm paddock



Farm horse stable



Areas



Farm Paddock-large



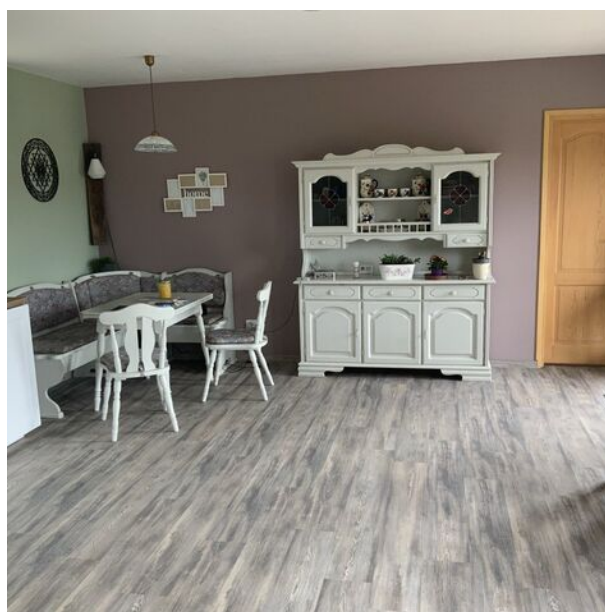
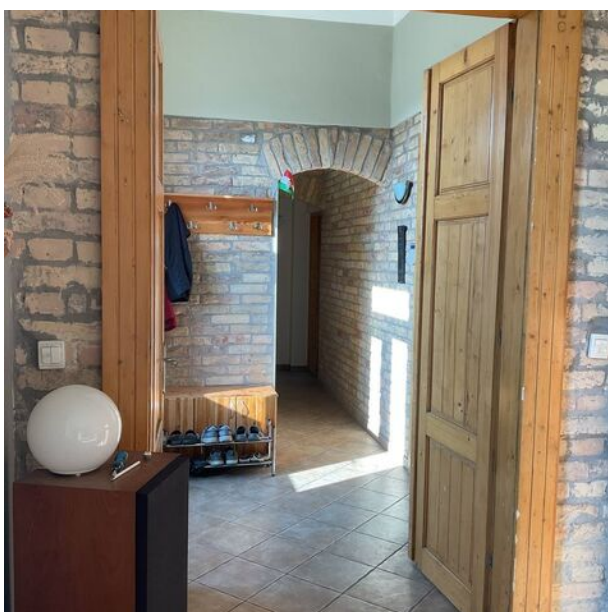
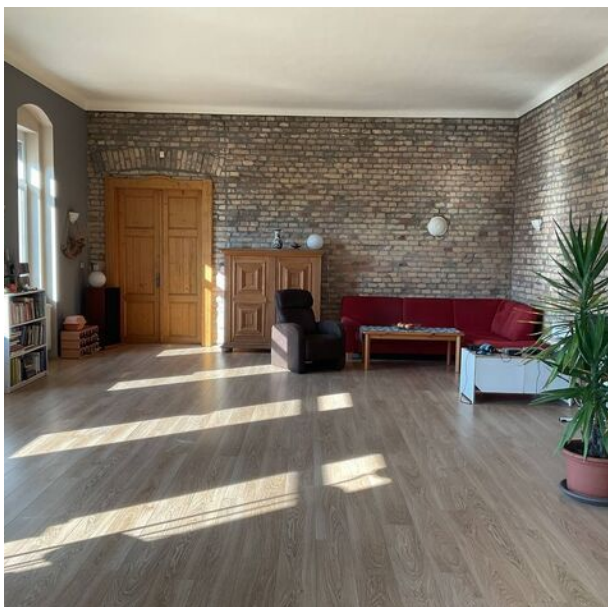
Courtyard house and sauna





Farm Paddock-large





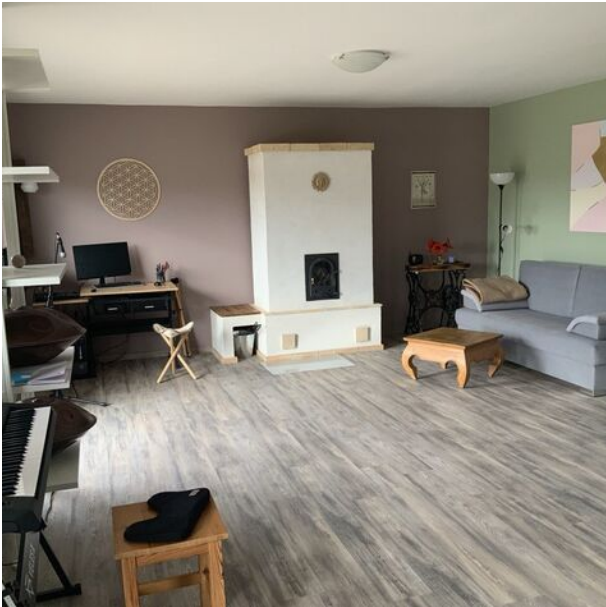


photo -- -- ()



photo -- --



photo -- --



photo -- --

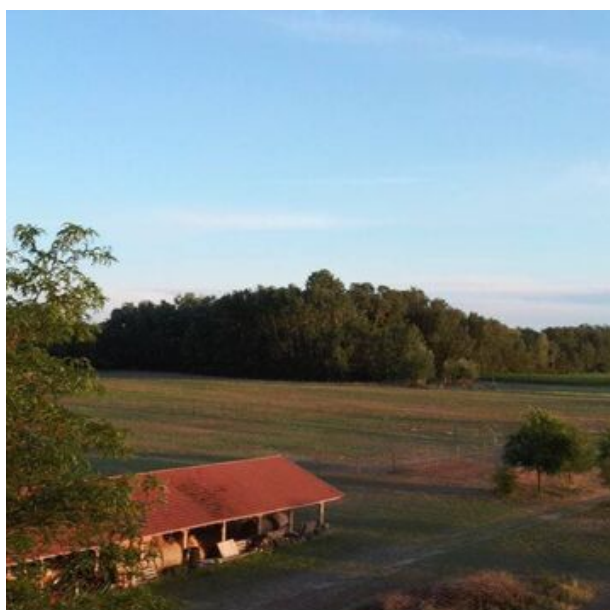


photo -- -- ()



photo -- --



photo -- --

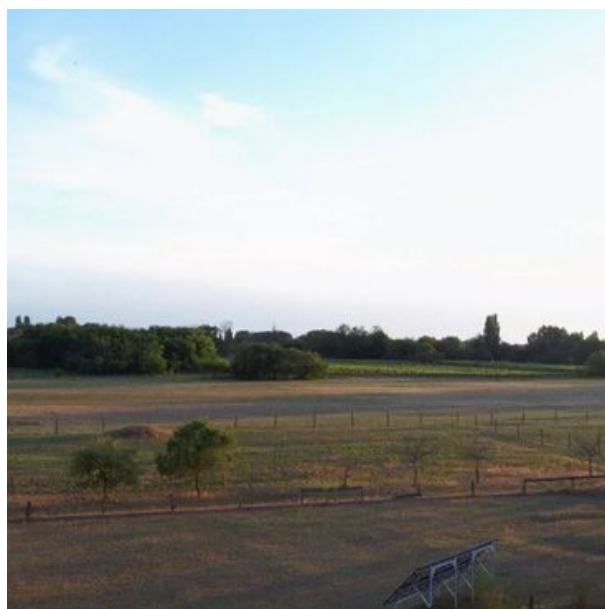


photo -- --

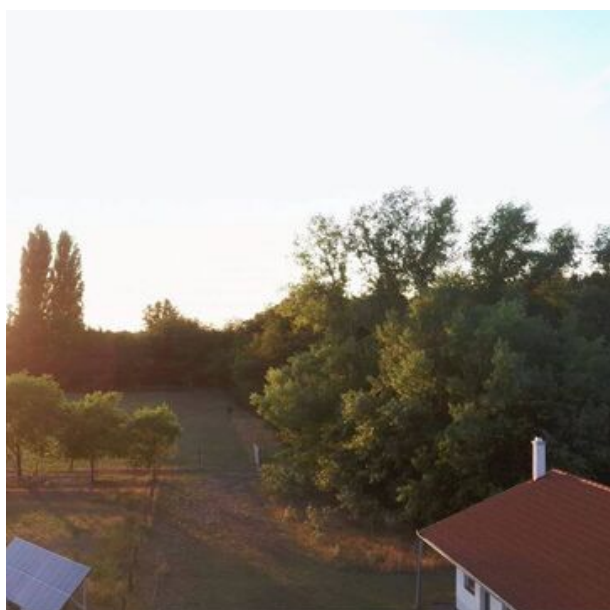


photo -- --



photo -- --



photo -- --

