



Property IDWH9642



5 Pinzen / houses on a large plot in a secluded location



Price: 105.000 € (≈ 38.178.000 Ft)

Living space: 110 sq. m.

Plot size: 7.800 sq. m.

Type of house: Country house

Commission Rate: 2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

In Hungary on the lowlands (about 20 minutes from Kecskemet) on the outskirts of Tiszaalpár, in a completely quiet, intimate environment, a property with 7800 m2 is for sale.

The nearest neighbor is about 500 meters away. Behind and in front of the property there are acacia forests. It is five minutes from the main road 44. The town center of Tiszaalpar is five minutes away. Property is fenced.

Connections: Drilled well, plenty of water even in summer. Electricity and high voltage. A total of 5 buildings.

The detached house is about 60 sqm: complete kitchen with dishwasher, microwave, ceramic hob, extractor hood,... 3 rooms, two bathrooms, terrace.

A lightweight house: 60 m2, was built 3 years ago.

The third house has a floor area of 30 sqm, one room, two toilets and a shower.

A pigsty that we didn't use.

A chicken coop about 15 m2: new roof.

More than a quarter of the area consists of acacia forest. According to the zoning plan, the property is a farm and agricultural area. There is more than enough wood for heating.

Anyone who wants to start a new life in nature will find everything they need here. The neighbors are Dutch and German. The adjacent property also belongs to us and is also for sale. Completely fenced, buildable, with a small forest area, electricity meter and borehole. The property size is 8600 sqm. Languages spoken: English, German, Hungarian

Location:

Tiszaalpár is a charming village in the heart of the Great Hungarian Plain, picturesquely situated on the banks of the Tisza River and on the edge of the Kiskunság National Park. Untouched nature, rich birdlife, and historical sights – such as the impressive earthworks from the Árpád period – combine here to create a truly unique experience.

The surrounding area invites you to take long walks, bike rides, and canoe trips. The region is particularly beautiful in spring and summer: endless meadows, blooming fields, and the tranquil Tisza River create a paradise for nature lovers and those seeking relaxation.

Distances:

Vienna: approx. 330 km

Budapest: approx. 120 km

Keszthely on Lake Balaton: approx. 230 km

Whether as a starting point for exploring the Puszta or as a retreat amidst peace and nature – Tiszaalpár is a true insider tip in Hungary.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)

- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer of this property, you will pay 2.54% including Hungarian VAT of the purchase price upon presentation of the invoice and signing the purchase agreement. This price includes:

- Land registry review for encumbrances and owner's rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes 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















