



ECO DREAM HOUSE with panoramic views in Western Hungary (AAA-FER2804)



Price:	170.500 € (≈ 62.114.855 Ft)
Living space:	60 sq. m.
Plot size:	7.863 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

A self-sufficient 7,863 m² mountain property with an eternal panorama, a 60 m² permanently inhabited house, its own acacia, pine, and bamboo forest, and a vegetable garden is for sale in Homokkomárom.

The building has a concrete ceiling, a basement, brick walls, a tiled roof, a cozy, covered terrace at the rear of the house, and a wood storage room. The house faces northeast and southwest.

On the ground floor of the property, there is a kitchen equipped with solid pine furniture and a new dishwasher. From here, you can access a bathroom with a whirlpool tub, a separate toilet, and a living room with a dining room.

The 20 m² living room leads to a 7 m² balcony, which has a new retractable tarpaulin. The house is heated by a newly installed, beautiful tiled stove in the living room, which forms the heart of the house.

The living room leads to the attic, which is a hollow space that functions as a room. Two Wi-Fi radiators heat the space. From here, a 2 m² covered balcony opens.

Beneath the property is a 20 m² cellar, which serves as a workshop and houses a new 100-liter Wi-Fi Ariston boiler with a water softener that supplies the house with hot water.

An air conditioning unit located in the living room of the building ensures coolness in the summer. The property includes a 15 m² garage with an attached covered parking space. The house is powered by a 5 kW solar system installed in 2019 and mains electricity, which means the annual electricity bill is only approximately €120.

The water supply is provided by a domestic waterworks that draws tested water from a 60 m deep borehole. There is no sewerage system in the area, and the house has a septic tank.

The house is secured by a new electric Wi-Fi gate, a smart camera system, and an alarm (otherwise, a completely safe and quiet environment). The steep path leading to the house has been paved with new paving stones, making it easy to

access in winter.

The property covers 7,863 square meters and has three cadastral numbers. It includes a 20-year-old pine forest, a 4-year-old acacia forest, a 20-year-old bamboo forest, a chemical-free vegetable garden, and an orchard (apples, cherries, sour cherries, plums, apples, blackberries, blueberries, currants, etc.). The property is located almost in the middle of nature, where you can encounter squirrels, various birds, and deer every day. A special feature is that a beautiful panorama opens up from almost every point of the property.

A 3550 m² plot of land with a press house to be renovated and equipped with electricity is also available for purchase. (€11,000. Pictures and information upon request)

Location:

The village is located 7 km from Nagykanizsa, 3 km from the M7 motorway and 30 km from the Croatian and Slovenian border.

Miscellaneous:

Whether you're looking to buy a house in Hungary or sell a property in Hungary, Immocenter Hungary is the right local partner for you!

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

Have you found a house and want to know if the offer is acceptable? Often there's a "foreigner surcharge" or hidden defects. Let our building surveyor inspect the house and verify the purchase price. After the "as seen" sale, complaints about defects are virtually unenforceable.

You can enter into a consulting contract with us upon request! This service is not tied to a specific property, is voluntary, and includes the following:

- * Creating an application in which you describe exactly which property you're looking for

- * Suggesting suitable properties until you find the right one

* Joint viewing of your desired properties; Risk assessment by our construction expert/energy consultant (within a 50 km radius of Héviz | Keszthely)

* Assistance with all purchase formalities

* Selection of a German-speaking notary (attorney)

* German translation of the purchase agreement & German-speaking attorney

* Re-registration of all utilities such as electricity, water, gas, etc.

* Property maintenance during your absence

Commission Rate:

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

- review of the land register for encumbrances and owner rights
- provision of a German-speaking lawyer (in Hungary, lawyers certify 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













