



Agricultural property for diverse use



Type of object:

GLA:

Production/wareh... :

Price:

Commission Rate:

Production

1.859 sq. m.

400 sq. m.

113.000 €

1.27% of the

purchase price

including VAT,

Subject to

commission: yes



Property description:

A 14,015 m² plot of land is for sale in Ruzsa (Csongrád-Csanád county), 21 km from the M5 motorway.

On the area, which is fenced by a drone and accessible by truck with 2 gates, there are 6 structures, the total area of which is 1859 m²:

-Warehouse, granary: 400 m²

-Fattening cattle stable: 378 m²

-Slurry storage/silo with sewage shaft: 375 Nm

-Service apartment: 41 m²- Pig stable: 307 nm

-Workshop, warehouse: 357 m²

The buildings, built in 2000-2002, are supplied with water by a 300 m deep artesian hydrophone well with sufficient water pressure for operation. 3x32A industrial power provided.

The service apartment is perfect for the employee who oversees the construction site. It is heated with a tiled stove. Due to their construction, the buildings can be used for livestock breeding, rearing poultry, sheep, pigs, fattening cattle and storing grain. The buildings on the site were previously rented out, so renting the property is an excellent investment!

The proximity to the county seat and the Serbian border as well as the good accessibility increase the value of the place.

Location

The nearby cities of Mórahalom and Szeged are more family-friendly

- Buffalo reserve
- Nagyszéksós Lake
- Developed bike path
- Mórahalom Spa
- Hiking trails, nature trails
- Serbia

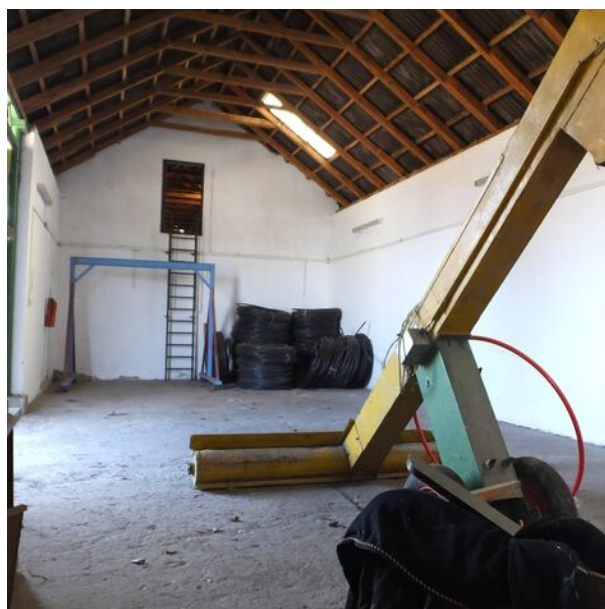
Commission Rate:	As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the - checking the land register for encumbrances and owner rights - arranging a German-speaking lawyer (in HU, lawyers certify 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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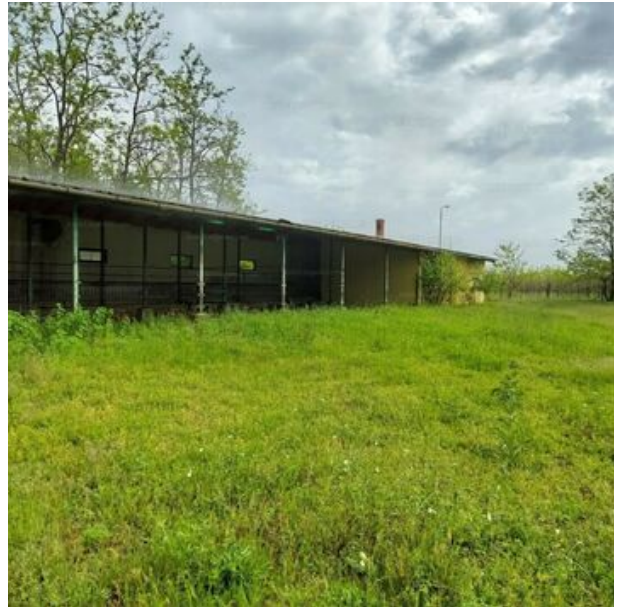
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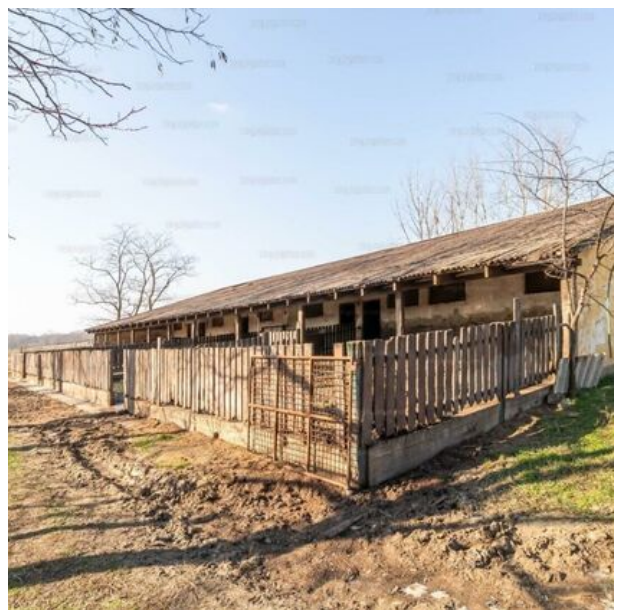
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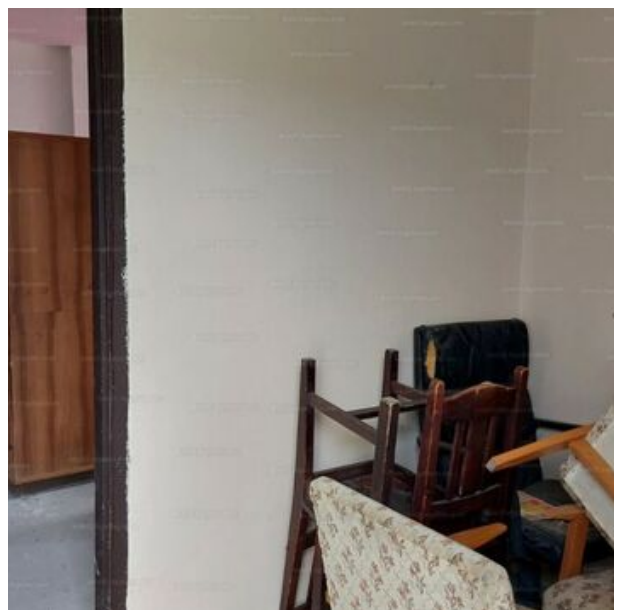
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