



Property ID: HCM112-3



(AAA) Manor house in a secluded location, you can't get more peace and quiet in weste...



Price:	319.000 € (≈ 115.892.700 Ft)
Living space:	120 sq. m.
Plot size:	10.864 sq. m.
Type of house:	Manor



Property description:

This is a very special opportunity for people looking for peace and quiet who may want to keep animals and appreciate the ambience of a well-kept and lovingly renovated Hungarian mansion.

The property is in a quasi-single location on the edge of one of the largest landscape protection areas in Hungary and close to the Slovenian and Austrian borders. The well-known spa town of Lenti can be reached quickly and the motorway near Maribor (Slovenia) takes you quickly to Graz, Vienna and Germany.

The ground-level property is wonderfully grown on all sides, completely quiet and fenced. Only a single, empty barn borders the property, the next inhabited country houses are about 2 km away.

Kind, German-speaking neighbors live here, who are on hand with help and advice and would keep an eye on the property even during your absence.

In addition to the main house, there are also a few lovingly cared for, rustic barns, an arcade and the entire ensemble radiates so much warmth and authenticity that it could easily be used as an open-air museum.

The barn conversion for living purposes or a fundamentally new building of a house is possible.

The mansion consists of the following premises:

Basement, cellar:

- in the back of the house there is a cellar room accessible from the outside

Ground floor:

- the hallway on the ground floor is accessed via a few steps
- From the hallway you enter the large living-dining room with an open kitchen on the left
- Behind the kitchen is the bathroom
- From the hallway you enter a bedroom on the far right
- in front of it there is the staircase to the first floor

upper floor:

- the attic is completely developed with a living and sleeping area and a large bathroom.

Watch the videos on the right on our homepage!

A further purchase of surrounding areas is possibly possible.

Furnishings: Fresh water, septic tank, gas, electricity

Location: near Lenti and directly adjacent to the Órseg National Park
 - Lenti 25 km
 - Zalaegerszeg 45 km
 - Lake Balaton 80 km
 - Graz 110 km
 - Vienna 200 km

Miscellaneous: You can find more than 250 other checked properties at www.immocenter-ungarn.com

NEW

Electrosmog / radiation exposure - classification of the property #

Look out for our unique A-B-C classification of properties at the beginning of the property title! Explanation on our home page!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the house and verify the purchase price.

After the 'purchase as seen' notices of defects are almost impossible to enforce.

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

- * Creation of a request in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your dream property; Risk assessment by our building experts /

energy consultants (within a radius of Héviz | Keszthely 50 km)

- * Assistance in the handling of all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German sales contract translation
- * Re-registration of all utilities such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than €50,000 = 1.27% of the purchase price (incl. VAT)

Purchase price less than €50,000 = 2.54% of the purchase price (incl. VAT)

Commission Rate:

As a buyer, you pay 2.54% incl. Hungarian VAT for this property against receipt of the invoice and signing of the purchase contract.

This price includes the

- Review of the land register for freedom from encumbrances and ownership rights
- Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany)
- a German language translation of the sales contract
- all re-registrations of utilities 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







living room



living room



kitchen



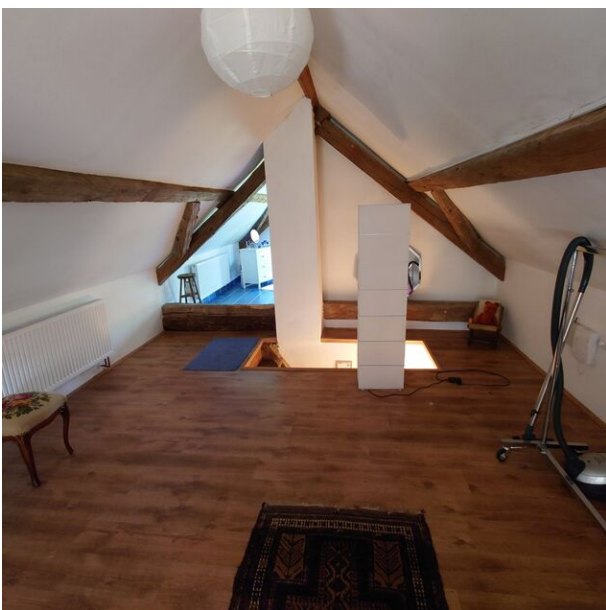
bathroom downstairs



bedroom below



bedroom below



living area above



sleeping area above



bathroom upstairs



bathroom upstairs



bathroom upstairs



sleeping area above

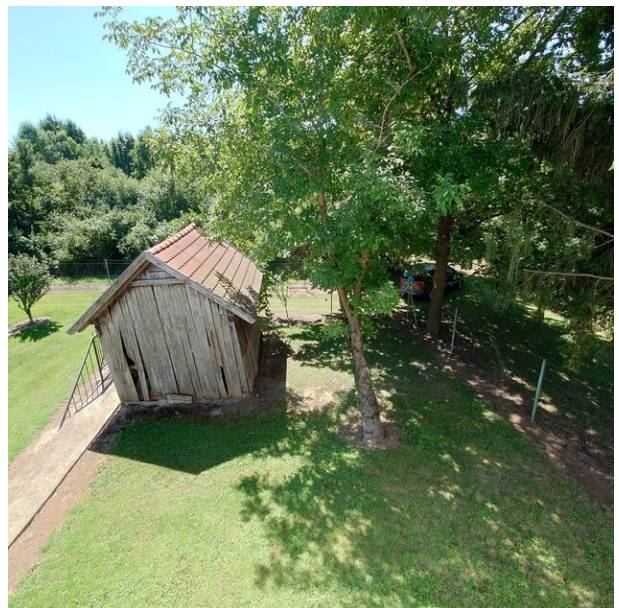


steps to the attic



Partial basement under the main house







pergola





