



Property IDFB001



Idyllic country house in the countryside yet close to Budapest (AAA)



Price:	164.000 € (≈ 59.630.400 Ft)
Living space:	77 sq. m.
Plot size:	5.824 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

On the outskirts of Délegyháza, a protected little oasis with unique features awaits its new owners.

The property has a total area of 5,824 m²,

a residential courtyard of 1,500 m², and 4,324 m² of arable land for sale together.

Access to the property is via two high-quality dirt roads with no through traffic. The village center is 500 meters away as the crow flies, and shops, a kindergarten, a school, a doctor's office, a pharmacy, a pediatrician's office, a bus stop, a post office, are all within a 1-km radius... easily accessible even with a stroller.

The net usable area of the RESIDENCE is 77 m², it is in good condition and is an excellent choice for permanent accommodation.

2 rooms, living room, kitchen-dining room, bathroom-toilet, terrace-room.

Its walls are made of clay bricks built on an 80 cm high concrete base. Two rows of bricks were placed on top of the bitumen insulation, and the clay wall was built on top of them.

The roof was re-tiled with Bramac tiles three years ago. The entire roof structure was replaced in 2003.

The doors and windows in the rooms are original wooden ones; the hall has two split-pane thermal glass windows in wooden frames, which were replaced in 2004.

The masonry of the hall is the only brick wall, so in 2015 it, along with the side wall of the open terrace, received 10 cm of Dryvit insulation.

The house is heated by the tiled stove built in 2016 and the cast iron stove, as well as two cooling-heating air conditioning units installed three years ago.

In the courtyard is a 27 m² building that can also be used as a guest house. It is 70-80% complete and can be inhabited and expanded with some investment.

This includes a 16 m² terrace that was renovated and refurbished last year. It can

be connected to electricity and water, as well as a fermenter.

After renovation, it is suitable for two generations living together and can serve other purposes.

The 27 m² garage belonging to this building, which can accommodate up to two cars, received a new drain last year.

The roof structure was renovated again three years ago.

The garage was clad with sheet metal, and the brick shell extended onto the terrace.

Outbuildings:

Pantry: 10 m²

Basement downstairs: 10 m²

Prefabricated garage: 15 m²

Wood storage: 14 m²

Garden toilet

The water supply is provided by the domestic waterworks from a borehole.

Drinking water is dissolved using osmosis water treatment devices.

Hot water for the boiler is supplied by night electricity, and there is also industrial electricity.

Wastewater is drained via a septic tank.

The house's overhead is low and sustainable.

Garbage is removed weekly.

The house is equipped with an alarm system.

There is also a ring well in the yard.

Based on the settlement plan, the settlement can be considered landlocked according to the prevailing information, even the entire area.

The predominant vegetation in the beautiful natural setting is acacia, elderberry, hawthorn, and hyacinth.

Fruit trees: strawberries, walnuts, apples, apricots, nectarines, cherries, almonds, and blackberries.

The land is also suitable for livestock farming.

The so-called back field is planted with corn, which is leased for contract farming.

Furnishings:	Electricity, drinking water from own well, wastewater via septic tank, internet
Location:	Délegyháza is a dynamically developing settlement in the Budapest metropolitan area. It is located approximately 15 km from the administrative border of Budapest, the Délegyháza Lakes are 1 km away, and the Danube can be reached in 10 minutes by car. ...
Miscellaneous:	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.
Commission Rate:	As a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and 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 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





