



Exclusive real estate package with house, pond & natural paradise – 4 hectares of p...

Price:	450.000 € (≈ 163.620.000 Ft)
Living space:	120 sq. m.
Plot size:	39.867 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Property for sale: 3 contiguous plots with a residential house

Total area: 39,867 m²

Residential house: 2-story, in good condition

Price: €650,000 negotiable

A natural paradise for visionaries

This exceptional property combines living, nature, and design possibilities at the highest level. Spanning a total of 39,867 m², this idyllic ensemble consists of three contiguous plots, offering absolute tranquility, privacy, and a variety of uses.

The main plot (31,759 m²) houses a charming two-story residential house in good condition – ideal as a primary residence, vacation home, or as a base for your individual projects. All connections such as water, electricity, gas, and sewerage were completely renewed just 4 years ago.

Highlight: A dreamy pond – your own natural sanctuary

The focal point of the property is a large, well-maintained pond, which impresses not only with its size but also with the diversity of its surrounding plants.

Numerous rare and exotic plant species make this place a true oasis.

The pond is rich in fish and perfect for fishing – a paradise for nature lovers and amateur anglers.

Additional Plots

In addition to the main plot, the package includes two adjacent ornamental pond plots (approximately 4,053 m² and 4,055 m² each). All three plots are sold exclusively together.

Diverse Uses

This property offers virtually unlimited possibilities:

Private retreat for peace and relaxation

Self-sufficient gardening and vegetable gardening

Leisure and natural oasis with fishing and recreation areas

Livestock farming or landscaping projects within the framework of regulations

Buildability:

Maximum building density: 3% = approx. 953 m² ground floor area

GFZ 0.03, thus a total of approx. 953 m² of usable space on all floors.
Extensions and additional buildings are possible within the framework of these specifications.

Special Features

No direct neighbors – first neighbor approx. 400 m away

Absolute privacy & tranquility

Direct access to the property

Transport links: only 5–7 minutes to the M1 motorway → quick access to Budapest, Győr, and Vienna

Location & Accessibility

The property is surrounded by nature and offers excellent transport links:

Budapest: approx. 100 km

Győr: approx. 40 km

Vienna: approx. 160 km

Conclusion:

A unique natural gem with ample design potential – perfect for nature lovers, self-sufficient individuals, visionaries, or investors looking for a special location for exclusive projects.

Location:

Golden Triangle: Hungary, Austria, and Slovakia

Vienna 110 km

Bratislava 60 km

Budapest 150 km

Győr 20 km

Mosonmagyaróvár 20 km

Miscellaneous:

You can find over 600 more properties on our main website:
Immocenter-Ungarn.com

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 surveyor 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 you conclude 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 collection, 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 also 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 this property description may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As a buyer, you will pay 1.27% 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











