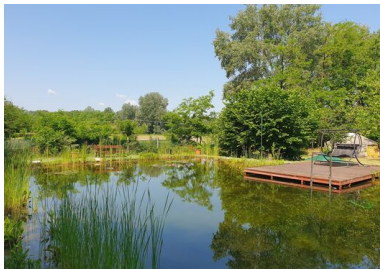




Property IDCM117-4



(AAA-) Family house with lake and large plot in quiet location



Price:	198.000 € (≈ 72.133.380 Ft)
Living space:	120 sq. m.
Plot size:	5.756 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

36 km northwest of Szeged, accessible by a paved road, 5,756 sqm two-storey, 120 sqm family property with pond and outbuildings in a fenced, continuously tidy area is for sale!

*** Neighbor's farm with 1.2 ha can be purchased additionally ***

The building was built in 1986, but in its condition corresponds to today's needs. The warmth of the house is provided by a hot stove, which is supplemented by the electric heating powered by the SOLAR PANEL system. The entire main building is equipped with an ALARM SYSTEM.

The water supply is provided by a well and a hydrophore drilled to a depth with drinking water. Gas, fresh water, sewage supply connections are available within 2 km.

On the ground floor of the house there is

- a spacious 18 sqm living room
- from there the 10 sqm kitchen & dining room opens
- then a 10 sqm room and
- the bathroom + shower / toilet

The terrace of the house and the barbecue built in front of it are perfect for meeting friends and barbecuing. The apartment on the upper floor is completely separate and only accessible from the outside.

Here we can sit on an 18 m2 terrace in addition to the 2 rooms and bathroom + toilet and hallway.

The house has WiFi, so the accommodation is perfect for working from home, but it can also be operated as a PENSION.

Also on the property you will find:

- Basement with foyer
- Storage
- Woodshed
- Oven
- Built-in BBQ

- Chalet by the walnut tree for children
- Yurt, furnished
- Heated salt tub
- Acacia grove

If you would like more land, the owner's 14,015 m² FARM suitable for livestock farming is also for sale, details under property number CM118 here on our site.

Furnishings:

Internet, electricity, fresh water from well, waste water from septic tank
Gas, town water, sewer about 2 km away, everything can be connected on request

Location:

Ruzsa is located in the Mórahalom district of Csongrád-Csanád county, 36 km from Szeged and 175 km from Budapest.

From the capital about 1:45 minutes away, the settlement and its surroundings are a popular tourist destination due to the silence, tranquility and natural values, but recently more and more people have chosen them as a second home.

The nearby towns of Mórahalom and Szeged offer visitors several family-friendly programs:

- buffalo reserve
- Nagyszéksós Lake
- built bicycle path
- Móraalm health resort
- hiking trails, nature trails
- Serbia Many of the nearby farms are used by foreigners (French, German, Austrian) FOR FARM TOURISM developed GUEST HOUSE AND HORSE STABLE

Miscellaneous:

Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

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

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable.

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

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all utilities such as electricity, water, gas, etc.
- * Housekeeping during your absence

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

