



Property IDWH0115



Traditional arcaded house in western Hungary near Austria (AAA)

Price:	119.500 € (≈ 43.414.350 Ft)
Living space:	75 sq. m.
Plot size:	779 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Vasvár (Western Hungary): Traditional arcaded house near Austria – quiet, well-maintained, ready to move into

Facts in brief

Address/Region: 9800 Vasvár, Vas County (residential area)

Purchase price: €118,000 · Living space: approx. 75 m² · Plot: approx. 779 m² · Rooms: 4 · Bedrooms: 2 · Bathrooms: 1

Year of construction/Condition: Traditional arcaded house, completely renovated 1995–2000; partially furnished

Interior features: Fitted kitchen, tiled stove/fireplace, bathroom with shower; wood-burning stove heating

Exterior features: Terrace, garage (15 m²), tool shed (21 m²), log cabin (approx. 15 m²), covered area Sturdy wooden fence, electric gate

Utilities: Water, sewage, electricity, internet available

Commission: 1.27% incl. VAT (incl. land registry check, German-speaking lawyer/contract translation, utility re-registration).

Property Description

This classic arcade house combines the charm of western Hungarian architecture with solid construction and everyday amenities. The bright living/dining area with a large tiled stove forms the heart of the house; two cozy bedrooms, a bathroom with shower, and a fitted kitchen complete the floor plan. Outside, you'll find an easy-care garden with a terrace – perfect for breakfast in the morning sun – as well as three outbuildings for hobby, workshop, or storage. The electric gate and fence ensure privacy and comfort for daily use.

Location & Surroundings

Vasvár is located in the green west of Hungary – rolling hills, forests, a monastery

complex, and a pilgrimage spring – making it ideal for anyone who appreciates nature and tranquility while still wanting to be quickly accessible to Austria or Lake Balaton. The town offers shopping, restaurants, medical care, and good connections to regional centers.

Who is the house suitable for?

Expats & remote workers: reliable basic services + internet, short distances to Austria/Styria.

Couples/seniors: manageable living space, designed for seniors, single-story use possible.

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Hobbies & crafts: several outbuildings for projects, storage, and equipment.

Highlights at a glance

Tradition & coziness: arcades, tiled stove, terrace

Renovated 1995–2000 – ready to use

Trio of outbuildings (garage, shed, log cabin) – flexible use

Fenced + electric gate – convenient & secure

Fair utility costs thanks to wood-burning stove heating

Short routes to nature and to Austria/Lake Balaton

Furnishings:

Fresh water, wastewater, electricity, internet

Location:

Vasvár – Monastery Flair, Pilgrim's Spring & Plenty of Greenery

Vasvár is a quiet town in Vas County, surrounded by hills and forests – ideal for anyone who enjoys nature and culture. Particularly worth seeing is the Dominican ensemble of a church and former monastery with a museum – a piece of

Hungarian religious and regional history. Nearby is the Szentkút pilgrimage shrine in idyllic surroundings with a small chapel and Stations of the Cross – a popular destination for walks and quiet moments. There are also educational trails in the Vaskapu Park Forest with traces of old fortifications – perfect for a short nature excursion.

Distances (car, approx.)

Vienna → Vasvár: ~160 km / ~2 hours (depending on route/traffic).

Budapest → Vasvár: ~200–202 km / ~2 hours 30 minutes.

Keszthely (Balaton) → Vasvár: ~58–59 km / ~1 hour.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

Detailed recording of your search criteria in a personalized search profile

Suggestions of suitable properties – until you find your dream property
 Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
 Support and assistance with all purchase formalities
 Provision of a German-speaking notary or lawyer
 Provision of a German purchase agreement translation and support from a German-speaking lawyer
 Support with re-registering for electricity, gas, water, etc.
 Upon request: reliable property management during your absence

ImmoCenter Hungary – safe, competent, and always by your side.
 We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

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











