



Property IDWH1487



Hungarian country house in a good location as an investment (ABA)



Price:	86.000 € (≈ 31.401.180 Ft)
Living space:	85 sq. m.
Plot size:	4.000 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Sárvár (Western Hungary): Hungarian country house in a good location – ideal as an investment (ABA) // The house is currently rented

Facts in brief

Address/Region: 9600 Sárvár, residential area (Vas County)

Purchase price: €86,000

Living space: approx. 85 m² · Plot: approx. 4,000 m²

Rooms: 5 · Bedrooms: 3

Condition: in need of renovation (solid foundation, potential for expansion)

Heating: radiators, gas

Property type: country house · All connections present

Buyer's commission: 2.54% incl. VAT (including land registry check, German-speaking lawyer, contract translation & utility re-registration).

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Property Description

This Hungarian country house is located in a prime location in Sárvár and, with approximately 85 m² of living space and 5 rooms, offers a charming base for families, expats, or savvy investors. The building is solid; its need for renovation opens up potential for value appreciation – from a modern bathroom to an open-plan kitchen/living room. The large plot (approx. 4,000 m²) invites a variety of uses: a fruit and vegetable garden, a playground, a hobby area, small-scale animal husbandry, or simply plenty of greenery and privacy. Gas radiators provide easy basic heating, and all utilities/connections are available.

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Who is this property suitable for?

Investors & capital investors: affordable price, clear value added through renovation, sought-after spa location.

Expats & owner-occupiers: Large plot, good location, expandable country house as a personal retreat.

Craftsmen & DIY enthusiasts: Renovation project with predictable budgeting and

strong prospects.

Features (excerpt)

Country house with 5 rooms / 3 bedrooms

Gas radiators, all connections available

Approx. 4,000 m² plot for gardening, hobbies & tranquility

Commission package includes land registry inspection, German-speaking lawyer, contract translation, and utility re-registration.

Furnishings:

All connections available

Location:

Sárvár – Thermal Spa, Castle & Plenty of Greenery

Sárvár is a charming spa town in western Hungary. It is famous for the Sárvár Spa and Wellness Centre with its large thermal and sauna areas – ideal for a relaxing wellness short break. The town's landmark is the Renaissance Nádasdy Castle with its park and museum; An arboretum, boating ponds, and walking paths along the Raab (Rába) River also invite you to enjoy peaceful moments in nature.

Distances (by car, approx.)

Vienna → Sárvár: ~130 km / ~1 h 45–1 h 55.

Budapest → Sárvár: ~204 km / ~2 h 05.

Keszthely (Balaton) → Sárvár: ~71–72 km / ~1 h 05.

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 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













