



Family house in quiet residential area for sale (BBA)



Price:	64.500 € (≈ 23.432.850 Ft)
Living space:	140 sq. m.
Plot size:	890 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price or direct contact: €5., Subject to commission: yes



Property description:

Family home in a quiet residential area – 140 m² living space, 890 m² plot, fireplace & terrace

Facts & Figures

Address/Region: 6353 Dusnok, Bács-Kiskun County · Residential area

Purchase price: €64,500

Living space: approx. 140 m² · Plot: approx. 890 m²

Rooms: 4 · Bedrooms: 2 · Bathrooms: 1 (shower, window)

Building type: Country house · Terrace: 1 · Fireplace: yes

Kitchen: Fitted kitchen · Furnished: partially furnished

Heating: Central heating, Fuel: Gas

Buyer's commission: 2.54% of the purchase price (including service package, see below).

Direct contact with the seller: €5.00

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Property Description

This friendly family home in a quiet residential area offers plenty of space on approximately 140 m² – ideal for couples, families, or as a new expat, with good everyday usability. The floor plan includes four rooms, including two bedrooms, a

Location:

Dusnok – a green Danube village on the Vajas branch (Kalocsaer Sárköz)

Dusnok is located in Bács-Kiskun County near Kalocsa, between the Danube floodplains and the idyllic Vajas branch. A small natural beach with a meadow and picnic areas is located on the banks; in summer, torchlit boat trips and cozy events are held right on the water. Ideal for paddlers, anglers, and anyone seeking village charm.

Wikipedia

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Discover Vajas: The tranquil oxbow is a classic for canoe/kayak tours – close to nature, easily navigable, and with a distinct floodplain feel. Local tour reports and organizers regularly schedule tours here.

MTSZ

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Tradition & Enjoyment: In and around Dusnok, fish soup (halászlé) enjoys cult status – even leading to cooking competitions in the region. The baroque parish church also dominates the townscape.

Distances (car, approx.)

Vienna → Dusnok: ~320 km / ~4:05 hrs. (Route via M1/M0).

Rome2Rio

Budapest → Dusnok: ~146 km / ~1:45–1:50 hrs.

Rome2Rio

Keszthely (Balaton) → Dusnok: ~187–188 km / ~2:20–2:30 hrs.

Településektől Válaszd

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Tip: For dates of beach festivals/events, it's worth checking the community website and local media – beach parties, torchlight evezés, etc. are announced there.

dusnok.hu

Miscellaneous:

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 expert 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 concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

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





