



Farmhouse in a quiet location, large plot & hall (BBA-FER0610)



Price:	113.500 € (≈ 41.234.550 Ft)
Living space:	80 sq. m.
Plot size:	6.219 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Farmhouse in a quiet location near Porrogszentpál – your opportunity in Hungary

Short & concise:

Property type: Farmhouse / country house

Location: Porrogszentpál, Somogy County (Western Hungary)

Property: Large property with additional sheds / barns

Condition: In need of renovation, with great expansion potential

Development & Infrastructure: Electricity, water, connection options if necessary, outbuilding / shed available

Special features: Spacious property, quiet rural location, versatile use possible

Location & surroundings:

Porrogszentpál is nestled in tranquil natural surroundings, away from the hustle and bustle of the city, yet offers solid connections to local centers. The surrounding area is characterized by rolling hills, forests, agricultural land, and a rural lifestyle.

Nearby: Small villages with basic amenities

Regional centers: Places with supermarkets, pharmacies, and medical care are accessible

Transportation: Accessible via country roads, with larger towns within a moderate distance

Nature & Leisure: Peace and quiet, ideal for gardening, farming, and animals—those seeking tranquility will find it here

Facilities & Buildings:

The property consists of an old farmhouse with additional halls and outbuildings, ideal for craft projects, expansion, or combined use. The existing structure allows for a variety of design options.

Main Building:

Classic architectural elements, solid structure
 Several rooms, some open, some divided

Roof, windows, interior spaces, and plumbing need renovation
 Potential for modernization, extension, or conversion
 Potential for heating connections (wood, gas, electricity)

Outbuildings/Halls:

Hall or barn with open spaces
 Suitable for a workshop, storage, hobby rooms, and animal husbandry
 Conversion possible, depending on the planning

Land & Outdoor Area:

Large plot (area as per property description) with diverse uses
 Possibility for a garden, fruit trees, arable land, and recreational areas
 Good access/driveway
 Natural surroundings provide peace and quiet

Target Group/Potential Uses:

This property is particularly attractive for:
 Expats/second-home investors who value peace and nature but don't want to be too far from amenities

Craftsmen/ Owner-occupiers who want to renovate and redesign their property themselves

Holiday home or guest house / agritourism, especially if the hall / outbuilding offers additional flexibility

Self-sufficient / hobby farmers who want to use space for gardening, fruit growing, small-scale farming, or animal husbandry

Storage / workshop / hobby projects, if you need space in the outbuilding

Sales arguments & highlights

Large plot & building potential – enough room for expansion or additional building space

Outbuilding / hall – additional usable space, flexible use

Quiet location – ideal for people seeking distance from urban noise

Price / cost potential – renovation property that can create added value with investment

Proximity to nature & rural flair – wooded surroundings, green views, good quality of life

Flexibility of use – apartment, guest house, workshop, hobby rooms, etc.

Important information & risk warnings

The property is in need of renovation – budget for roof, windows, plumbing, interior work Plan for it

Development costs (road, electricity, sewer, connections) may apply.

Checks such as building regulations, zoning, and development plans are required.

Purchase "as seen" – viewing, appraisal, and inspection before a binding contract.

If emigrating: knowledge of Hungarian real estate laws, permits, and tax aspects.

Furnishings: Electricity (including 380V), water, and gas are available. A septic tank is provided for drainage.

Location: Porrogszentpál is a village with approximately 100 inhabitants in southwestern Hungary. Here, you can enjoy the tranquility of the Hungarian countryside. Porrogszentpál is located 10 km from the town of Csurgó, where you'll find Lidl, Penny Market, and a thermal bath.

The nearest swimming lake with a beach and restaurant is 12 km away: Lake Gyékényes, covering 360 hectares, where you can relax, swim, windsurf, dive, and fish. Lake Balaton is approximately 70 km away.

The larger town is Nagykanizsa (20 km). Here you'll find all the major chain stores, including Tesco, Lidl, Aldi, Spar, Penny Market, etc., as well as a hospital and a cozy center with restaurants.

The surrounding area offers many opportunities for hiking, mountain biking, hunting, fishing, and more.

If you want to live in peace and quiet in the middle of nature, come here.

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? Our certified building expert will thoroughly inspect your dream 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 receipt of the invoice and upon signing the purchase agreement. This price includes: - Land registry review 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















