



2 country houses next to each other,
one already renovated
(BBA-FER0910)



Price:	161.500 € (≈ 58.721.400 Ft)
Living space:	180 sq. m.
Plot size:	6.500 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Nagyszakácsi (Somogy County): 2 country houses next to each other, one already renovated – 6,500 m² plot (BBA-FER0910)

Purchase price: €160,000 • Total living space: approx. 180 m² • Plot: approx. 6,500 m² • Rooms: 6 • Bedrooms: 4 • Bathrooms: 2 • Heating: Gas central + wood-burning stove/tiled stove • Commission: 1.27% incl. VAT • Location: 8739 Nagyszakácsi, Somogy.
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Why this offer is ideal for expats

Two houses – one purchase: Move into the renovated house immediately and quietly convert the second house into a guest house, rental property, or multi-generational home.
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6,500 m² of land with fruit trees, stable & barn – self-sufficient potential, livestock possible. A stream runs along the rear of the property.
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Close to Lake Balaton & easy to reach: Lake Balaton approx. 25 km, M7 approx. 20 km (Budapest ~2 hours), Zalakaros thermal bath 20 km; nearest town Marcali 15 km with complete infrastructure (supermarkets, school, hospital).
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The property at a glance

House 1 – renovated (approx. 105 m²)

Covered terrace, hallway, fitted kitchen, living room with antique tiled stove, 2 bedrooms (one en-suite bathroom/WC, additional stove).

Renovated as of 2021: bathroom, kitchen, windows/doors, heating system, etc.

Brick/clay construction, gas central heating + wood-burning stove, electricity/water available, wastewater via septic tank.

Summer kitchen/laundry room with cellar and covered barbecue area (~20 m²)

with oven. Garden ~3,300 m² with many fruit trees.

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House 2 – renovation project (approx. 75 m²)

Covered terrace, entrance hall, 3 rooms; brick building, project for conversion into a guest or permanent residence.

Own property ~3,200 m² with stable and barn.

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Total: approx. 6 rooms, 4 bedrooms, 2 bathrooms, fireplace/tiled stove, plenty of ancillary space & land – a rare combination for rural living close to Lake Balaton.

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Location & Distances

Marcali: ~15 km – Lidl, Aldi, Tesco, Penny, Spar, schools, kindergarten, restaurants, hospital, thermal bath.

Zalakaros Thermal & Adventure Pool: ~20 km.

Lake Balaton: ~25 km.

M7 Highway: ~20 km → Budapest ~2 hours, Adriatic Sea/Croatia ~3 hours by car.

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Amenities & Special Features

Heating: Gas central + wood/tiled stove – hybrid & crisis-proof.

Outbuildings: Summer kitchen, cellar, stable, barn, barbecue area with oven.

Outdoor facilities: Fruit trees, large vegetable garden, stream at the end of the

property.

Use: Primary residence, vacation rental, multi-generational living, hobby farming/self-sufficiency.
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Who is this property suitable for?

Emigrants to Hungary who want to move in immediately and expand at the same time.

Self-sufficient people and pet owners who value space and outbuildings.

Families/multi-generational groups or work and live (home office + guest house).

Investors focusing on vacation rentals in the Balaton hinterland.

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Key data (quickly compiled)

Price: €160,000 • Commission: 1.27% incl. VAT

Living space: approx. 180 m² • Plot: approx. 6,500 m²

Rooms: 6 • Bedrooms: 4 • Bathrooms: 2 • Fireplace: yes.

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FAQ

Can I move in immediately?

Yes, House 1 is renovated and ready to move into; House 2 is a renovation project.

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Is this suitable for vacation rentals?

Yes – two separate houses allow for living and rentals or multi-generational living.
Observe local regulations.
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What is the water supply/sewerage like?
Electricity/water/gas available; wastewater via septic tank.
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Location: The nearest town is Marcali (15 km), where you'll find all the supermarkets (Tesco, Lidl, Aldi, Penny Spar, etc.), as well as a school, kindergarten, restaurant, hospital, thermal bath, etc.

Distances: Zalakaros Thermal and Adventure Pool is 20 km away, Lake Balaton is 25 km away, and the M7 motorway is 20 km away (which means Budapest can be reached in 2 hours, and the Croatian coast in about 3 hours by car).

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

















