



Property IDFB2136



Partially renovated property for animal husbandry with two residential units (BCA)



Price:	53.000 € (≈ 19.308.430 Ft)
Living space:	100 sq. m.
Plot size:	6.351 sq. m.
Type of house:	Farmhouse
Commission Rate:	Direct contact with the seller 3,00 €, Subject to commission: yes



Property description:

For sale is a property adapted for traditional, livestock-based rural living in 8762 Szentpéterúr.

The fully fenced property, with a total area of 6,351 m², is divided into several sections:

2,000 m² of orchard (apple, walnut, peach, plum, pear, sour cherry, sweet cherry, rosehip, blackberry, grape),
2,300 m² of pasture,
2,000 m² of vegetable garden.

Next to the house is a 12-meter-deep well with a pump for irrigation and animal watering, the water quality of which is also suitable for human consumption.

A shop is 3 km away, and a bakery and larger shopping facilities are 8 km away.

The building has electricity (3x25A + 16A), mains water, and sewage disposal. Gas has already been supplied to the property.

The house is divided into two units of 50 m² each, with a total of 2 kitchens, 2 bathrooms, 2 bedrooms, and an anteroom.

Both units have separate entrances but are connected internally, allowing them to be combined.

Heating is provided by air conditioning, and a solid fuel central heating system is also installed.

The house is being renovated – roof insulation, air conditioning, and the first bathroom have already been completed.

Outbuildings include:

a 16 m² warehouse with a cellar, connected to a 3 m² smoking/drying room,
a 50 m² equipped workshop suitable for goat milking, pig processing, and tool storage,
as well as stables for goats, pigs, poultry (ducks, chickens, etc.), and rabbits with a total area of 40 m².

The property offers an ideal opportunity for those seeking a traditional,

nature-oriented lifestyle—both as a residence and as a vacation home for nature lovers and hikers.

Nearby are the Peace Stupa, Little Balaton, Lake Balaton, Zalakaros, and Kehidakustány.

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

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate: Direct contact with the buyer, 20 additional photos, and the location of the property are available for €3.00.

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



