



A retreat in a picturesque landscape

Price:	70.000 € (≈ 25.431.000 Ft)
Living space:	60 sq. m.
Plot size:	31.572 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Tanya with two houses, farmland, and forest – total area 31,572 m²

A retreat in a truly secluded location – surrounded by forests and fields – this is the perfect oasis of peace!

This special property is located in the heart of the Southern Hungarian Plain, nestled in a picturesque landscape of forests, meadows, and fields. You're more likely to encounter deer than cars here. The property includes a total of 31,572 m² of land, two houses, and two forest plots. Access is via a sandy path off the main road.

Buildings:

- The first house is a traditional clay house in the typical Tanya style. It features a wood-burning stove in the living room and a classic wood-burning stove in the kitchen.
- The second house is a more modern, two-brick building with a basement, which is still under construction. The new owner can freely realize his or her ideas here. A special feature: The ground floor is about one meter below ground level, which ensures pleasant coolness in summer and excellent insulation in winter. A spacious vaulted cellar, directly accessible from the future kitchen, is ideal for storing food and drinks. A high-quality tiled stove has already been installed in the kitchen – crafted by an Austrian stove maker using Swedish materials.

Both the solid entrance door and the door to the cellar are skillfully handcrafted from acacia wood and impress with their beautiful rounded arches – true masterpieces. Between the two houses, an old mulberry tree provides ample shade in the summer and ensures a pleasant microclimate.

Features:

- Two wells
- Gas connection
- 3-phase electrical connection (3 × 16 A)

Purchase price: 28,000,000 HUF (approx. €70,000)

Location:

The property is located in one of the most pristine areas of the Southern Great Plain (Dél-Alföld). The surrounding area is characterized by forests, fields, and farmland. Larger nearby cities include Kiskunhalas, Kiskunmajsa, and Szeged – the latter being Hungary's third-largest city with over 160,000 inhabitants. Szeged offers a comprehensive infrastructure with universities, hospitals, a cathedral,

vibrant city life on the Tisza River, and a wide range of recreational opportunities.

The Tanya is located:

- approximately 5 km from Ruzsa
- 16 km from Üllés
- approximately 35 minutes by car from Szeged

Location description – Ruzsa:

Ruzsa is a well-kept village with around 2,200 inhabitants in the Mórahalom district (Csongrád-Csanád County), approximately 36 km west of Szeged and 20 km from Mórahalom. Mórahalom has a large spa and adventure pool with indoor and outdoor pools and a spacious sauna area.

The municipality of Ruzsa is known for its cleanliness and well-maintained green spaces. Everything you need for daily life can be found locally:

- Nursery, kindergarten, and elementary school
- Several playgrounds
- Grocery stores
- Pharmacy and doctor's office
- Bakery and restaurant
- Building and agricultural supplies
- Post office, flower shop, liquor store, and tobacco shop
- Two gas stations and a manual car wash
- 24-hour emergency service, fire department, and community defense force

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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







