



Property IDKK004



Historic country house with 4 guest apartments near Austria (AAA)

Price:	225.000 € (≈ 81.810.000 Ft)
Living space:	238 sq. m.
Plot size:	4.000 sq. m.
Type of house:	Apartment building
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Historic country house with 4 guest apartments + seminar room – partially furnished, fully renovated, 4,000 m² plot (Property No. KK004)

Purchase price: €220,000 • Living space: approx. 238 m² • Plot: approx. 4,000 m²
• Rooms: 7 • Bedrooms: 4 • Bathrooms: 4 • Loggia: 1 • Heating: Gas central heating • Furnishings: partially furnished • Condition: fully renovated • Commission: 2.54% incl. VAT • Building type: Multi-family house (4 separate apartments + seminar room + operator's apartment).

Why this property is so compelling:

Move in & get started: Completely renovated – ideal as a multi-generational home or guest/seminar facility (4 separate apartments + seminar room + operator's area).

Plenty of green space: Around 4,000 m² of land – space for relaxation areas, a vegetable garden, or small events.

Strong location factor: Ganna is located in the Bakony hills near Pápa – forests, nature trails, and the UNESCO Bakony-Balaton Geopark are right on the doorstep.

Cultural highlight in the town: The neoclassical Esterházy Church with mausoleum (1818, architect Charles Moreau) – a crowd-puller and photo spot.

Layout & amenities (brief overview):

4 independent guest apartments – each with its own bathroom

Seminar room/workshop area on the ground floor

Separate operator's apartment

Kitchen: Fitted kitchen available • Bathroom: Window, shower • Loggia

Technology: Gas central heating, radiators • Furnishings: Partially furnished

Property type: Historic building with plenty of flair – modernized and ready for use

Location & Lifestyle:

Pure nature: Forests and hilly landscapes of the Bakony, part of the Balaton Uplands Protected Area/UNESCO Geopark – hiking, cycling, forest bathing.

Culture & Wellness: Pápa (Baroque town with thermal baths) is within easy reach; the Balaton region is ideal for day trips. (Regional information)

Distances (by road, approx.): Vienna ~175 km, Budapest ~150–155 km, Keszthely/Lake Balaton ~95 km (via Pápa). (Guidelines for travel planning)

Who is the house suitable for?

Expats seeking housing and income (guest apartments)

Retreat and seminar providers, coaching, artist/studio business

Multigenerational/co-living who value separate units

Investors for vacation rentals in a natural cultural environment

Key data (quickly summarized):

Price: €220,000 • Commission: 2.54% incl. VAT

Living space: approx. 238 m² • Plot: approx. 4,000 m²

Units: 4 apartment + seminar room + operator's apartment

Bedrooms/Bathrooms: 4 / 4 • Heating: Gas central • Loggia: 1 • Partially furnished

FAQ

Can I rent/operate immediately?

Yes – the house is completely renovated; the floor plan and furnishings are designed for guest room use/seminars. Please note local regulations/registration.

Is this suitable for multi-generational families?

Absolutely – the separate apartments ensure privacy and short distances.

What makes Ganna special for tourists?

The Esterházy Church with mausoleum (1818, Charles Moreau) and its location in the Bakony Natural Area/UNESCO Geopark.

Location:

Ganna – Bakony Peace, Cultural Gems & Excursion Location

In the heart of the Bakony Hills (Veszprém County) lies the small village of Ganna – surrounded by mixed forests, clear air, and quiet valleys. The place is known for its outstanding cultural monument: the neoclassical parish church with the Esterházy Mausoleum (consecrated in 1818, architect Charles Moreau).

Those with a passion for history and architecture will find a "mini-pantheon" atmosphere here; inside, you'll find Süttő marble, a wooden altar, and original rows of pews from 1818. Outside, nature begins immediately: hiking trails and nature trails in the Bakony offer beech and oak forests, gorges, and streams – perfect for quiet tours all year round.

Things to do here:

Cultural stop: Visit the church and Esterházy Mausoleum (photo opportunity!).

Forest walks in the Bakony: from easy walks to sporty trails – from nature trails to gorge tours.

Balaton National Park

Excursions to Pápa (baroque town and thermal baths) or towards Lake Balaton – Ganna is ideally located between the forest and the lake. (General regional information Bakony/Balaton Highlands)

Distances (by road, approx.):

Vienna → Ganna: ≈ 175 km via Vienna–Győr–Pápa–Ganna
(Reference: Vienna–Pápa approx. 160 km + Pápa–Ganna approx. 14 km).

Budapest → Ganna: ≈ 152 km (just under 2 hours, depending on traffic).

Keszthely (Balaton) → Ganna: ≈ 95 km via Keszthely–Pápa (~79 km) + Pápa–Ganna (~14 km).

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 the buyer, you will pay a commission of 1.27% (including Hungarian VAT) of the purchase price for this property, payable upon invoicing and signing of the purchase agreement. This price includes: - Verification of the land register for encumbrances and ownership rights - Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany) - A German translation of the purchase agreement - All utility transfers, including electricity, gas, water, and waste disposal, etc. The commission is waived if you book direct contact with the seller.
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 Hévíz | Keszthely 30 km)
- Support in handling all purchase formalities
- Involvement of an English-speaking notary (lawyer)
- 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

















