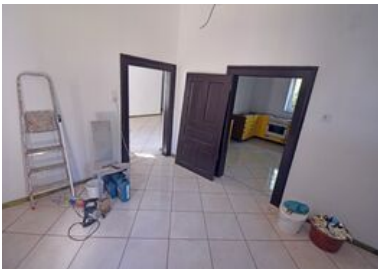




Property IDFER2710



(BBA) Partially renovated farmhouse
with large plot & outbuildings



Price:	91.000 € (≈ 33.152.210 Ft)
Living space:	100 sq. m.
Plot size:	9.800 sq. m.
Type of house:	Farmhouse
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Partially renovated farmhouse with almost 1 hectare of land, outbuildings, and expansion potential – under €100,000

Purchase price: €89,500

Living space: approx. 100 m²

Plot: approx. 9,800 m²

Current rooms: 2.5

Bedrooms: 1 (expandable)

Bathrooms: 1

Type of house: traditional farmhouse

Condition: partially renovated (renovation almost complete)

Commission: 1.27% of the purchase price including Hungarian VAT for the buyer, including land registry check, German-speaking lawyer, contract translation, and re-registration of utilities.

Why this house is so exciting for expats:

Large plot (approx. 9,800 m²): Plenty of space for a vegetable garden, fruit trees, small animals, or simply peace and quiet. The property already has stables, cellars, and storage rooms – perfect for hobby farming, a workshop, or storing supplies.

Almost completely renovated: New roof, new electrical and water pipes, new floor and wall tiles, new windows and doors. So, the most important, expensive work has been done. You don't have to start from scratch.

Expandable potential: The house includes a utility room with a connection for the washing machine and a staircase to the attic. The attic can be further expanded in the future – ideal for a second bedroom, guest room, or home office.

Very low purchase price: Under €100,000 for the house + almost 1 hectare of land + outbuildings is exceptionally attractive in this location in western Hungary – especially for people who want to "get off the rental carousel."

Emigrate without the hassle of bureaucracy: According to the seller, the buyer's commission (1.27% including VAT) includes not only the brokerage but also the land registry audit, a German-speaking Hungarian lawyer (in Hungary, the lawyer

draws up the purchase agreement, not a notary), a German-language translation of the purchase agreement, and the re-registration of electricity, gas, water, garbage, etc. – exactly what foreigners often can't manage on their own.

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In short: Move in, finish the remaining details, and plant vegetables.

Room layout in the house (approx. 100 m²):

Entrance area / vestibule

Bedroom

Kitchen

Living room with access to the bathroom

Bathroom with toilet

Utility room with space for washing machine and stairs to the attic (expansion reserve)

Currently, the data officially states "1 bedroom" – but the basic structure easily allows for a classic 2-bedroom solution plus a kitchen-diner if the attic/upper space is used sensibly.

Technical equipment:

Roof: new

Electrical & plumbing: renewed

Windows & doors: new

Floors & wall tiles: newly laid

Water & electricity: already installed in the house

Gas: is located in front of the property (so can be connected)

Wastewater: via septic tank (common in rural Hungary)

This means: You already have the basic utilities included. Heating can be installed flexibly – e.g., with a gas boiler. E.g., traditional gas, wood-burning stove/pellet, or split-system air conditioning (heating/cooling), depending on your budget and comfort requirements.

Land & Outbuildings:

Land area approx. 9,800 m²

Stable building

Basement

Storage rooms/storage

Plenty of open space for outbuildings, animals, tool shed, tiny office, etc.

With this size, the property is not just a "house with a garden," but a small property. Ideal for self-sufficient people, people with animals (chickens, goats, rescue dogs, etc.), or for anyone who needs space for machinery, a vintage car, or a workshop.

Furnishings:

Water and electricity are in the house, gas is in front of the property, and there is a septic tank for wastewater.

Location:

Nagyszakácsi – Village of the "Royal Chefs", Country Life & Somogy Charm

Nagyszakácsi is a small village in the southwestern part of Transdanubia, in Somogy County, near Marcali. Only around 450 people live here (as of 2025), surrounded by fields, orchards, and small forests. You immediately notice: This is not a holiday resort with mass tourism, but a truly quiet, authentic place, the kind you can still find in the countryside of western Hungary.

What makes Nagyszakácsi special is its history – and its food. The place is known as the "home of the royal chefs": As early as the late Middle Ages, Hungarian rulers like King Matthias are said to have given land here to chefs who cooked for the court. This tradition lives on today as the village's identity.

This has resulted in a truly beautiful village festival: Every summer, around the village square ("Szakácsok tere," which literally means "Chefs' Square"), there are cooking competitions, bread and oven dishes from brick village ovens, local specialties, wine stalls, music, jugglers, and a bit of a medieval/Renaissance atmosphere. At these events, professional chefs, as well as amateur cooks and even mayoral teams from the region, compete against each other – cooking, tasting, and celebrating takes place openly. Visitors can sample the dishes firsthand, often using old recipes from the time of King Mátyás, i.e., with traditional ingredients and a fireplace instead of a high-tech kitchen.

During the day, these festivals feature a street market, crafts, games for children,

live music until the evening, and wine tastings from the Somogy/Zala region. The whole thing feels less like an “event for tourists” and more like a “village festival where guests are expressly welcome” – very cozy, very Hungarian.

If you love experiencing authentic village cuisine, Nagyszakácsi is a little insider tip.

Location & Excursion Feel

Nagyszakácsi is not far from West Balaton (Keszthely / Hévíz / thermal and wine region), but just far enough away to be noticeably quieter. By car, you can quickly reach Lake Balaton for a swim or a stroll – and just as quickly back to the countryside, where the evenings are dark and quiet, and you see stars instead of beach lights. The area is perfect for people who want a few days of country air, perhaps renting a guesthouse or visiting relatives, while still being within easy reach of Lake Balaton and the thermal baths.

Distances (by road, approx.)

Budapest ↔ Nagyszakácsi:
It's about 172 km as the crow flies.

By road, the realistic distance is around 200 km, so roughly a 2.0–2.5 hour drive. This also fits with the distances from Budapest to Marcali (approx. 183 km) plus the short stretch from Marcali to Nagyszakácsi (approx. 17 km). This is a good practical estimate if you're traveling from Budapest for the weekend.

Keszthely (West Lake Balaton) to Nagyszakácsi:

By car, it's about 36 km. It's easily doable as a day trip: in the morning, visit the Balaton Promenade and Festetics Castle in Keszthely, and in the afternoon, enjoy the village cuisine/relaxation in Nagyszakácsi.

Vienna to Nagyszakácsi:

As the crow flies, the distance is just over 200 km (Nagyszakácsi is located southeast of Lake Balaton, and Vienna is northwest of it). In practice, this is a journey of approximately 2.5–3 hours / approximately 230–240 km, depending on the route (A2/S31 → Western Hungary → Somogy).

For Austrians, this is truly a "we'll go there on Saturday, eat, taste wine, and sleep in the countryside" destination, without having to drive across half of Europe.

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:

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