



A haven of tranquility and thermal waters



Price:	65.000 € (≈ 23.733.450 Ft)
Living space:	40 sq. m.
Plot size:	1.027 sq. m.
Type of house:	Vacation house
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Holiday home for sale in Borgátafűrdő – A haven of peace and thermal waters! Imagine yourself sitting on the terrace with a glass of wine in hand, listening to the birdsong and the scent of warm thermal water in the air... In Borgátafűrdő, in the picturesque Kemenesalja region, you can now secure your own private retreat – just 15 minutes from Sárvár!

A winterized, two-story holiday home awaits you on a 1027 m² plot with fruit trees and well-tended grapevines.

Ground floor: cozy living room, fitted kitchen, bathroom

Upper floor: comfortable bedroom – a place to completely unwind.

The property is equipped with water and electricity connections, is designated as an enclosed garden, and features a vineyard – a connection with nature is guaranteed, but you can also use the land for other purposes. Just a few hundred meters away lies the famous Borgáta Thermal Bath, whose 47°C warm thermal waters refresh body and soul.

Peaceful, positive atmosphere

Thermal baths nearby

Ready to move in immediately

Excellent investment for a holiday home, weekend retreat, or rural haven

Don't miss this unique opportunity! Find peace, renewed energy, and your own place amidst nature – at Borgáta Bath.

Furnishings:

Electricity and fresh water

Location:

Kemenesalja – Volcanic Hills, Thermal Baths & Rolling Hills

Kemenesalja lies in western Hungary around Celldömök – a gently undulating cultural landscape dominated by the basalt cone of Ság-hegy. At the top, a sweeping panoramic view awaits, encompassing fields, villages, and the foothills of the Alps; at the foot, themed trails and the Kemenes Volcano Park (volcano experience center) tell the story of the region's volcanic history. It's ideal for walking, hiking, and cycling.

Those seeking relaxation have plenty of options: the Celldömölk Volcano Spa with its indoor and outdoor pools, as well as small thermal baths in Mesteri and Borgáta – pleasantly quiet and authentic. Culinary delights abound in traditional inns serving hearty cuisine, regional wines, and farms selling their produce directly. The atmosphere is relaxed, rural, and friendly – with enough destinations for a long weekend getaway.

Things to do:

Ság-hegy: a short climb, panoramic views, educational trails – sunsets are especially beautiful here.

Vulkán Park & Vulkánfürdő: first marvel at the view, then take a dip in the warm water.

Thermal spa hopping: Mesteri & Borgáta are nearby – small, affordable, and relaxing.

Cycling through villages and orchards; in autumn, try chestnuts and pumpkin seed oil.

Distances (road, approx.) – Reference: Celldömölk

Vienna ↔ Kemenesalja (Celldömölk): ≈ 170–190 km (around 2–2½ hours)

Budapest ↔ Kemenesalja: ≈ 165–180 km (approx. 2–2¼ hours)

Keszthely (West Balaton) ↔ Kemenesalja: ≈ 65–75 km (approx. 1–1¼ hours)

Miscellaneous:

Whether you're looking to buy or sell a property in Hungary, Immocenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual consultation – personal, independent, and fair

Upon request, you can conclude an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

- Detailed recording of your search criteria in a personal search profile
- Suggestions of suitable properties – until you find your ideal property
- Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Referral to a German-speaking notary or lawyer
- Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
- Assistance with transferring utilities (electricity, gas, water, etc.)
- Upon request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you in person and making your dream of owning a property in Hungary a reality!

Commission Rate:

As the buyer, you will pay 2.54% including Hungarian VAT for this property 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 such as electricity, gas, water, waste disposal, 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









