



() Old Art Nouveau school building
with great potential



Price:	65.900 € (≈ 24.062.067 Ft)
Living space:	150 sq. m.
Plot size:	3.237 sq. m.
Type of house:	Country house
Commission Rate:	2.54%, Subject to commission: yes



Property description:

Between Csölyospalòs and Kiskunmajsa, the house is situated in a wooded area surrounded by farmland.

The building was constructed around 1902 in the Art Nouveau style as a prestigious schoolhouse.

After it ceased to be used as a school, the house served as a residence for several years.

Although the property has been vacant for many years, it has a sound structure and is suitable for renovation.

The grounds feature mature trees.

The bell tower, which once housed the school bell, still stands at the property entrance.

On the grounds, there is a smaller outbuilding in dire need of renovation, containing a traditional brick oven.

There are no immediate neighbors.

Property Details:

Year Built: approx. 1902

Roof/Gutters Renovated: 2007

Plot Size: 3,237 m²

Living Area: approx. 150 m²

Number of Rooms: 5

Ground Floor Ceiling Height: approx. 3.50 m

Furnishings:

Electricity connection available

Water supply via well

Wastewater disposal via septic tank

Access via public dirt road

Internet

Location:	Between Csölyospalòs and Kiskunmajsa in Bács-Kiskun County
Infrastructure:	
	Csölyospalòs: 1,456 inhabitants
	Kiskunmajsa: 11,027 inhabitants
	Kindergarten in Csölyospalòs (approx. 3 km away)
	Secondary school in Csölyospalòs (approx. 3 km away)
	High school in Kiskunmajsa (approx. 9 km away)
	Good shopping facilities in Kiskunmajsa
	Large shopping centers in Kiskunhalas and Kecskemét (approx. 66 km away)
	Nearest train station: 11 km away
	Nearest airport: Budapest (approx. 150 km away)
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 service includes:

Detailed recording of your search criteria in a personal search profile
 Suggestions for 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 handling 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.) Co.

On request: reliable property management during your absence

ImmoCenter Hungary – secure, 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 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















