



Unique farm near Kiskunhalas



Price:	75.500 € (≈ 27.533.340 Ft)
Living space:	40 sq. m.
Plot size:	4.315 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price, Subject to commission: yes



Property description:

Unique farmhouse near Kiskunhalas – An oasis of tranquility!

Near Kiskunhalas, nestled in a fairytale forest landscape, a true retreat awaits its new owner, completely secluded from neighbors!

This is the perfect choice for those seeking peace, tranquility, and harmony with nature, yet still wanting modern comforts.

Property size: A spacious, well-maintained, fenced plot of 4,315 m², surrounded by forest.

Living area: Currently 40 m², consisting of 1 room, kitchen, and bathroom.

Expansion potential: The upper floor can be converted, easily creating an additional room and further increasing the living space.

Heating: Modern underfloor heating provides warmth, complemented by a cozy, working fireplace.

The property is equipped with a solar system, ensuring low operating costs!

Water supply: Water is supplied via a pressurized tank.

Swimming Pool: Refreshing dips in the 6 x 5 meter swimming pool during the summer heat.

Built-in Terrace: A beautiful, built-in terrace, ideal for enjoying your morning coffee or a glass of wine in the evening.

Unique Wine Cellar: A true highlight! The special wine cellar is the perfect place for storing wines and entertaining guests.

This farmhouse is a rare combination of peaceful country living and modern amenities. Don't miss out! Ideal as a weekend retreat, vacation home, or permanent residence for those who want to live close to nature yet in comfort.

Come and see the property and dream of your new life in this peaceful setting!

Furnishings:	Electricity well water, septic tank
Location:	Surrounded by forest: A completely secluded setting, a true retreat. Accessibility: Its proximity to the main road (approx. 3 km) makes it easy to reach while guaranteeing peace and quiet.
Miscellaneous:	Have you found a property and want to be sure that the price and condition are right? Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks. Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce. Upon request, our additional services when concluding a search agreement include: - Search profile & suitable property suggestions - Joint viewings - Condition and risk assessment - Support during the purchase process
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)

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www.immocenter-ungarn.com













