



Property IDKEC02-2



Historic farmhouse lovingly restored in a good location (AAA-KEC02)



Price: 166.000 € (≈ 60.357.600 Ft)

Living space: 130 sq. m.

Plot size: 1.730 sq. m.

Type of house: Farmhouse

Commission Rate: 2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

If you appreciate the calming and harmonious atmosphere of historic farmhouses, then you should take a closer look at this offer:

In a small, tranquil place between Zalaegerszeg and Nagykanizsa, this over 100-year-old farmhouse has been professionally restored without losing its old charm.

The easy-care property is fenced in at the front and the rear part is looked after by the neighbor, a local farmer.

Behind the main house there is a larger barn that can be used in a variety of ways.

The main building consists of:

- a large balcony at the front on the street
- a large covered veranda on the left side of the house and the entrance area
- after the entrance there is the large dining and kitchen area
- to the right of it is the hallway to the converted upper floor
- behind it is the new bathroom with bathtub
- through the hallway and then to the right is the living room with tiled stove
- and behind it is an open room with a sleeping area, which would also be suitable as a library or office
- on the upper floor there are 2 bedrooms
- to the left of the kitchen there is a guest toilet
- next to it is a bathroom with shower
- then the utility room
- and finally a guest bedroom with access to the garden

All in all a wonderful house with lots of flair and no backlog of renovations: you can move in here immediately!

Furnishings:

All connections available

Location:

25 km east of Zalaegerszeg
40 km west of Lake Balaton

Miscellaneous:

Regardless of whether you want to buy a house in Hungary or are looking to sell a property in Hungary: Immocenter Hungary is the right local partner for you!

Pay attention to our unique A-B-C classification of the properties at the beginning of the property heading! Explanation on our homepage!

Have you found a house and would like to know whether the offer is OK? There is often a "foreigner surcharge" or hidden defects, let our building inspector look at the house and verify the purchase price. After the "purchase as seen" complaints about defects are almost no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your desired properties; Risk assessment by our construction expert / energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation & German-speaking lawyer
- * Re-registration of all suppliers such as electricity, water, gas, etc.
- * Housekeeping during your absence

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 Hévíz | Keszthely 30 km)

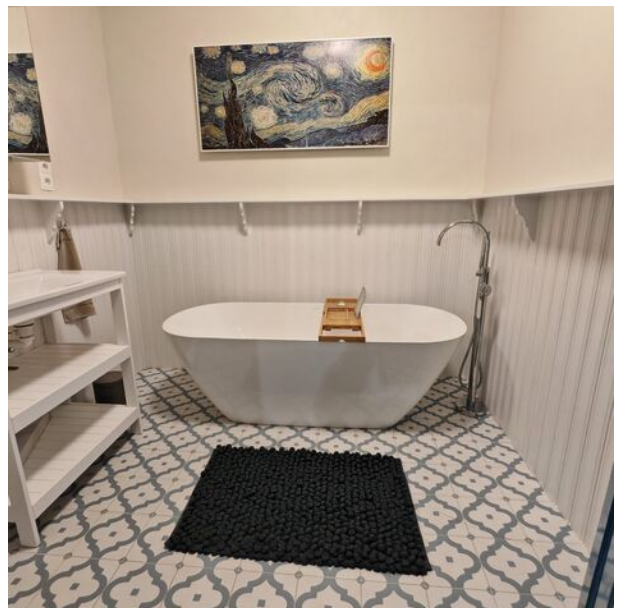
- Support in handling all purchase formalities

- 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:

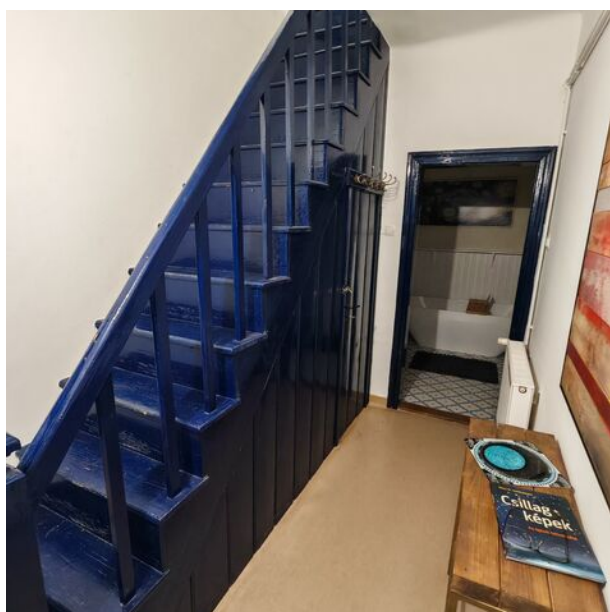
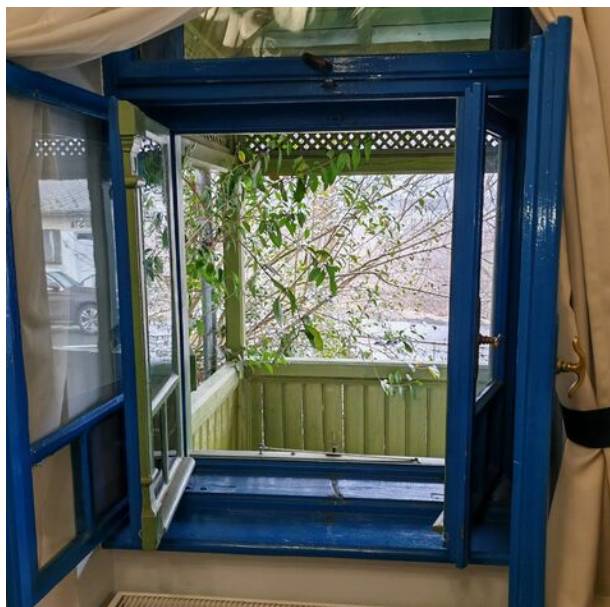
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

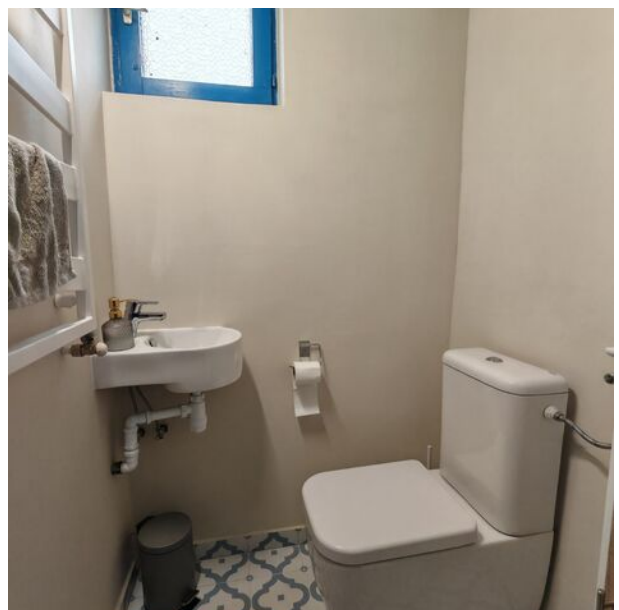
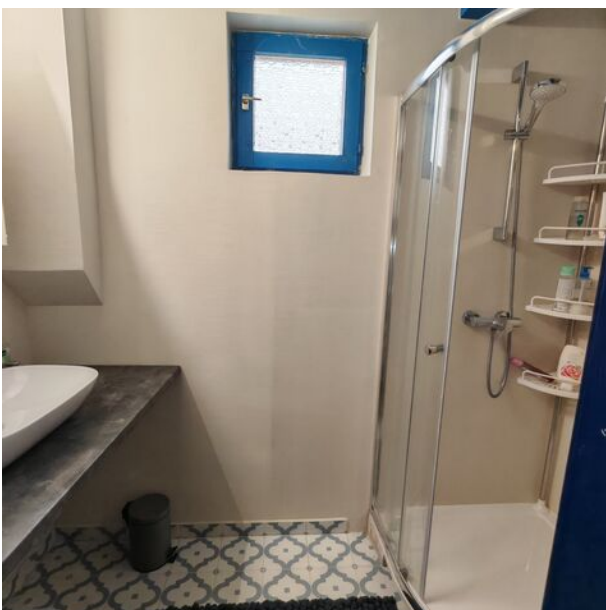
You can find many more of our properties at:
www.immocenter-ungarn.com

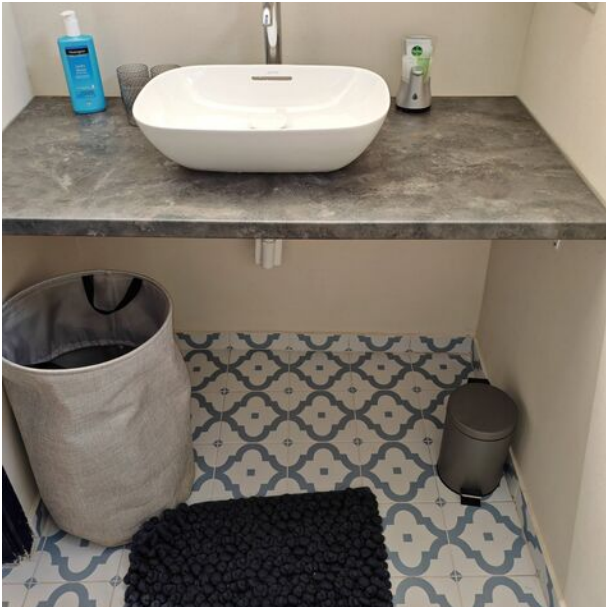


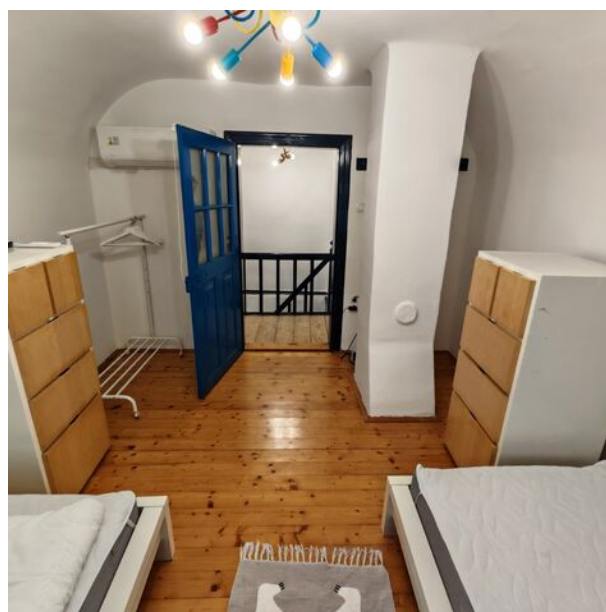
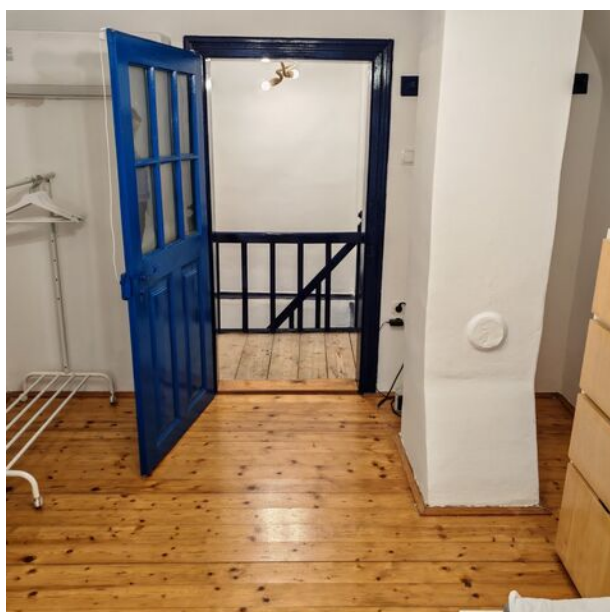
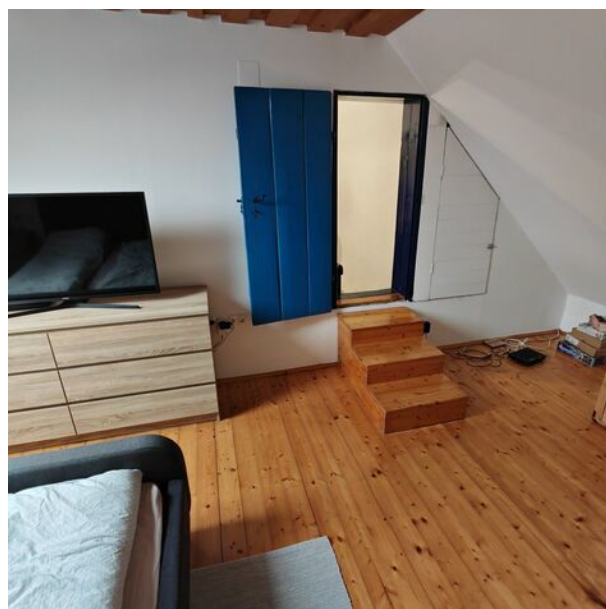
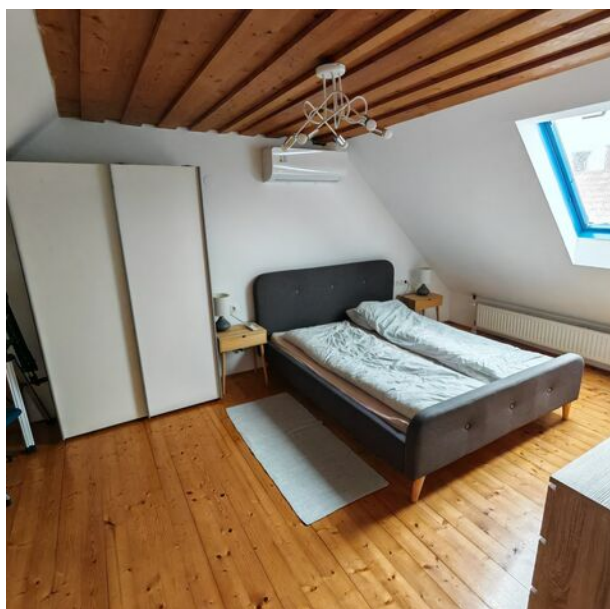


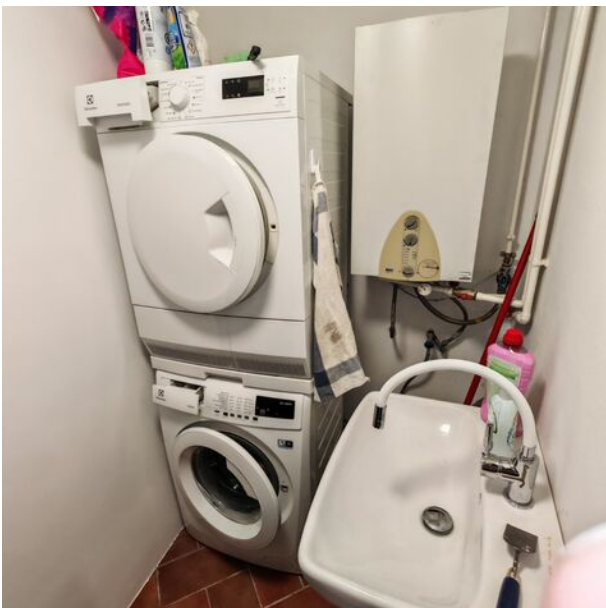






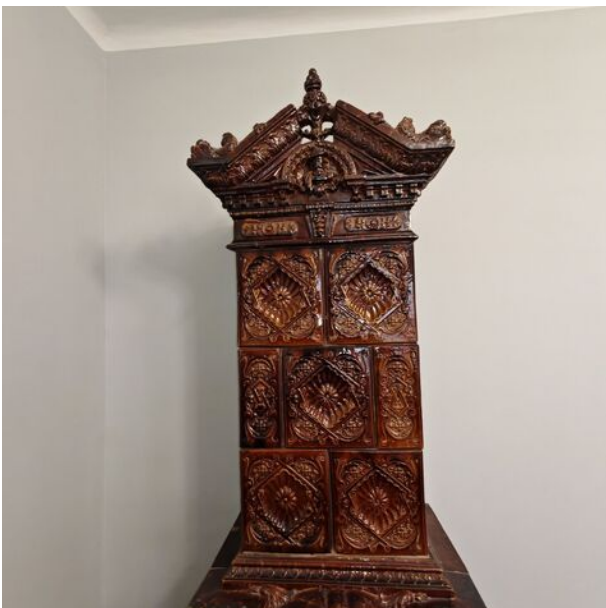


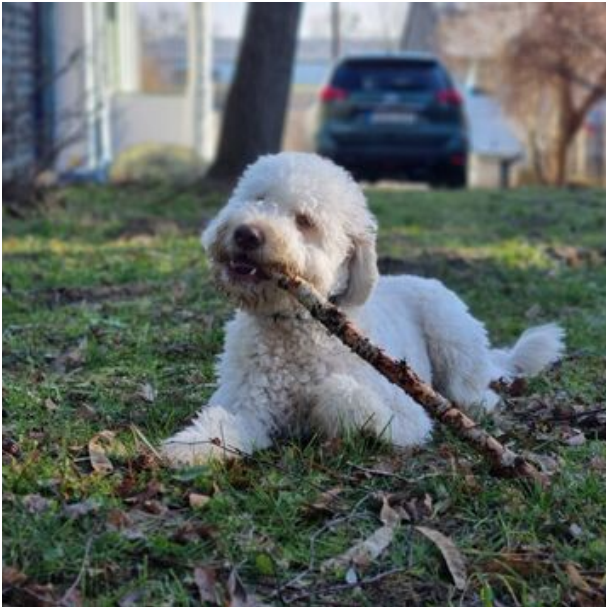












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