



(AAA) Very nice country house & 2 apartments near thermal baths



Price: 252.000 € (≈ 92.000.160 Ft)

Living space: 140 sq. m.

Plot size: 4.100 sq. m.

Type of house: Country house

Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

If you are looking for a spacious, move-in ready house with a pool, the option of two additional apartments, and plenty of comfort near the thermal baths, arrange an appointment as soon as possible!

This very attractive house, built in 1995, has been completely renovated inside in recent years, including water and electrical lines, kitchen, bathroom, tiles, windows and doors, air conditioning (heating and cooling), a solar system for hot water, central heating, etc. (see photos).

The rooms in detail:

The main house features:

- an entrance hall with a wood-burning stove and an open staircase leading to the attic
- a large living room (approx. 40 m²) with a kitchen and dining area
- a hallway leads to
- a bedroom and
- a bathroom with shower and toilet
- the living room also opens onto a cozy, 10 m² covered terrace with a lovely view of the garden.
- ... - On the top floor, there is also a living room of approximately 70 m²
- 2 further bedrooms
- and a bathroom with a separate toilet
- Furthermore, there is a dry 12 m² cellar under the main house, which is also accessible from the outside.
- A large summer kitchen with an oven completes the property.

The outbuilding has approximately 120 m² of floor space, divided into 4 rooms plus an attic with a gallery. It can be used as a workshop and garage, or converted into a complete house with 2 apartments. There is also a smokehouse.

The property is approximately 45 m² wide and 90 m² long with fruit trees, a covered swimming pool (4 x 8 m and 2 m deep) with a pump and all necessary

equipment.

... The garden is completely fenced in, there is a gate at the back leading to the forest where you can walk the dogs, as well as a dug well and an additional drilled well to a depth of 45 meters.

Furnishings: Water, electricity (380V), gas, sewage system, alarm system and camera system, internet

Location: Csokonyavisonta – A Tranquil Thermal Spa Idyll in the Heart of Somogy

Located in the southern part of Somogy County, Csokonyavisonta is a charming, tranquil town, best known for its popular thermal spa. For decades, its natural, mineral-rich thermal springs have attracted visitors seeking relaxation, therapeutic treatments, and rejuvenation.

The town boasts a pleasantly cozy atmosphere: wide streets, lush greenery, small shops, friendly locals – and, of course, the relaxing thermal spa, which can be enjoyed year-round. The outdoor pool and indoor facilities offer both wellness and medical treatments, making Csokonyavisonta ideal for health-conscious vacationers and those seeking peace and quiet.

The surrounding area is typical of southern Hungary: expansive fields, rolling forests, small lakes, and abundant unspoiled nature. Walks, bike rides, and exploring the southern Hungarian countryside offer wonderful opportunities to escape the everyday hustle and bustle. Other small villages, regional restaurants, and nature reserves are just a few kilometers away, and larger cities are also easily accessible.

Distances from Csokonyavisonta

Vienna: approx. 260 km
 → about 2 hours 50 minutes drive

Budapest: approx. 215 km
 → about 2 hours 20 minutes drive

Keszthely on Lake Balaton: approx. 95 km

→ about 1 hour 10 minutes drive

Conclusion:

Csokonyavisonta is a wonderful destination for anyone who appreciates thermal baths, nature, and tranquility. The town is perfect for wellness holidays, relaxing weekends, or as a place to live for expats seeking a quiet, authentic, and well-connected village in southern Hungary.

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

If you wish, you can enter into 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 personally and making your dream of owning a property in Hungary a reality!

Commission Rate: As the buyer, you will pay 1.27% 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, including electricity, gas, water, and 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





















