



Property IDFB5434



Charming detached house in an idyllic location, in a quiet, natural setting.



Price:	38.000 € (≈ 13.843.780 Ft)
Living space:	80 sq. m.
Plot size:	1.270 sq. m.
Type of house:	Detached house
Commission Rate:	2.54% of the purchase price, Subject to commission: yes



Property description:

Charming detached house in an idyllic location in Hungary – ready to move into!

For sale is a cozy detached house in a quiet, natural setting, far from the noise of the city.

Living area: approx. 80 m²

Plot: 1,270 m²

- Brick construction with 3 spacious rooms
- Kitchen with dining area, bathroom with toilet, entrance hall, and pantry
- Large courtyard with fruit trees, outbuildings, garage, and open parking space
- Private well in the garden
- Heating: Gas convectors in all rooms + a large tiled stove in the living room for a cozy atmosphere

The house requires renovation but is ready to move into – ideal as a primary residence, holiday home, or retirement home in a peaceful, picturesque area.

Location:

Why Hegyhátmaróc is interesting

Hegyhátmaróc is a small, quiet village in northeastern Baranya County, nestled in a valley of the Baranyai-Hegyhát River.

A notable attraction is the Roman Catholic Church of Saint Imre (consecrated in 1820), with its wooden tower—a typical example of rural religious architecture in the region.

The surrounding area is characterized by rolling hills, forests, and tranquil, rural nature—ideal for walks, relaxation, and experiencing authentic Hungary away from the main tourist crowds.

Throughout its history, Hegyhátmaróc reflects a rich ethnic and cultural

diversity—the village has been shaped by various population groups throughout its history.

Those who want to discover southern Hungary, far from mass tourism—perhaps on a tour of several small towns—will find peace, authenticity, and a charming village atmosphere in Hegyhátmáróc.

Distances from Hegyhátmáróc

Destination Estimated Distance / Travel Time*

Budapest approx. 182–183 km – about 2 hours by car.

Keszthely (on Lake Balaton) roughly 120–150 km (depending on the route) — easily doable by car; Lake Balaton is relatively close to the Baranya region, so combining it with another trip would be quite feasible.

Vienna (Austria) Depending on the route, about 250–300 km — quite doable by car with breaks, especially with favorable traffic conditions and a route via western Hungary.

*These figures are approximate—actual driving time and distance may vary depending on the starting point, chosen route, and traffic.

Who Hegyhátmáróc is particularly suitable for

Hegyhátmáróc is especially suitable for you if you:

want to discover authentic, rural parts of Hungary, far from the well-known tourist hotspots,

appreciate peace and quiet, nature, and a tranquil, slow pace,

are interested in regional history and traditional architecture (churches, village structure),

and are keen on a kind of "discovery tour" through the lesser-known southern and western parts of Hungary.

If you wish, I can suggest 3-4 worthwhile day trips around Hegyhátmaróc—combining nature, culture, or proximity to Lake Balaton.

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 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









