



Property IDFER0712



(ABA) Small vineyard cottage in almost secluded location, available immediately



Price:	25.000 € (≈ 9.128.250 Ft)
Living space:	40 sq. m.
Plot size:	2.000 sq. m.
Type of house:	Arbor/weekend home/summer house (garden shed)
Commission Rate:	2.54% of the purchase price including VAT



Property description:

Vineyard house in a nearly secluded location with beautiful views

The house is located 15 km from the city of Nagykanizsa, with shopping options such as Lidl, Aldi, Penny Market, Interspar, Tesco, Obi, etc.

The house is easily accessible via a gravel road. The main road is approximately 600 m away. The house sits on a 2011 m² plot with beautiful views of the surrounding countryside.

The brick house has two floors, totaling approximately 40 m² of living space, plus a 6 m² covered terrace and a 2 m² balcony.

Below the house is a basement with three separate rooms.

Upstairs, there is a cozy covered terrace with access to the kitchen, and from the kitchen, a room opens onto a balcony with lovely views.

Electricity is connected, and a 2 m³ cistern provides water, or a well can be drilled. There is a fireplace connection for heating.

The garden is fully fenced and beautifully maintained, with approximately 15 rows of grapevines and several fruit trees. There is a garden toilet.

If someone is looking for a house in a quiet location, suitable for self-sufficiency, this is ideal. The house could also be converted into a permanent residence.

It is a vineyard house, but it can be purchased immediately, without any right of first refusal.

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Location:

Distances:

Zalakaros Thermal and Adventure Baths 30km, Hévíz 40km, Lake Balaton (Keszthely) 42km

Croatia 35km, Slovenia 53km, Austria 100km

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









