



Property IDCM164-2



Completely renovated vineyard country house near Lake Balaton in Hungary



Price:	224.000 € (≈ 81.789.120 Ft)
Living space:	170 sq. m.
Plot size:	5.092 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: no



Property description:

The building for sale is located in Hungary, near Lake Balaton in the town of Szölösgyörök.

It is about 10 km to Lake Balaton (south side).

The property is in a quiet, secluded location on the country road between the towns of Szölösgyörök and Gyugy.

The country house was built in 2010, and an existing vineyard house with a vaulted cellar was integrated.

The floor area of the ground floor including the wine cellar is about 90 m², the floor area of the upper floor including the balcony and the terrace under construction is about 80 m².

The ground floor has a living room, dining room, kitchen, vaulted cellar, shower with toilet, hallway, technical room and anteroom/patio.

On the upper floor there is a living room, bedroom, bathroom with toilet, staircase with anteroom, balcony and terrace (under construction)

The area of the property on which the country house was built is 5,092 m².

During construction, great importance was attached to a high standard. The outer walls are built with 30 cm glued aerated concrete blocks, plus 50 mm external thermal insulation. The roof area has 200 mm insulation with a double vapor barrier. The floors are mostly covered with Italian terracotta tiles.

The basement is heated with fireplaces, while the upper floor has hot water underfloor heating.

In 2022, a French cast iron fireplace on the ground floor was converted to a water-conducting system and a 600 l buffer tank with a 160 l domestic water tank was installed. Two automated thermal solar collectors with a total area of 3 m² were also installed to heat the buffer tank.

At the same time, 5 solar modules with a total output of 700 watts, a charge controller, a 1,500 watt inverter and 2 batteries with a total storage capacity of 560 Ah were installed to generate our own electricity.

The outbuilding was built in 2005, including a small vineyard house.

On the upper floor of this outbuilding there is a small guest apartment with a bathroom and toilet, as well as an outside terrace. 2 storage rooms and 1 workshop room were set up in the basement. There is also a walk-in attic above the workshop.

The area of the property on which the outbuilding was built is 5,057 m². The plots are mainly planted with vines. There are also meadows with numerous fruit trees, arable land and an 800 m² vegetable garden. The entire plot has been managed according to eco-biological principles for over 20 years. No harmful substances or fertilizers are used. The wine (approx. 1,000 l/year) is produced as a natural wine, i.e. without the addition of yeast, sulfur or any fining agents.

The property is fully equipped for self-management.

On the property of the country house there is a wood storage hut, a small bakery and a brick well.

Location:

In Szőlősgyőrök there is a small market for basic food and drink supplies. In Balatonboglár, about 10 km away, you will find the complete infrastructure with supermarkets, specialist shops, hardware stores, doctor's offices, restaurants, etc. The same applies to Fonyód, about 15 km away, where a busy weekly market is also held on Wednesdays and Saturdays.

At Lake Balaton in Balatonboglár, Fonyód, etc. you will find numerous beaches with the usual entertainment options.

In the nearby thermal bath Csisztafürdő (about 15 km) you can bathe in the 42°C warm, mineral-soft thermal water all year round.

The capital Budapest can be reached in about 1.5 hours on the motorway.

The Balatonboglár motorway exit is about 8 km from Szőlősgyőrök.

Miscellaneous:

Check out our general index about emigrating to Hungary!

On our homepage you will find the most important information for living in Hungary in alphabetical order, such as:

- Re-registering your energy supplier when buying a house in Hungary
- Registering a residential card, how does that work?
- Are caravans allowed on your own property in Hungary?
- Building regulations in Hungary

And much more

Commission Rate:	As a buyer, you pay 1.27% including Hungarian VAT for this property upon presentation of the invoice and signing of the purchase contract. This price includes the - checking the land register for encumbrances and ownership rights - mediation of a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example) - a German-language translation of the purchase contract - all changes of utility registrations such as electricity, gas, water, garbage, 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
- Involvement 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













