



(AAA) Wonderful villa with panoramic views of Kőszeg



Price:	635.000 € (≈ 230.886.000 Ft)
Living space:	220 sq. m.
Plot size:	1.530 sq. m.
Type of house:	Manor



Property description:

The house was built in the late 2000s with meticulous care and attention to detail, ensuring maximum comfort.

The living area is 220 m² with 3 bedrooms, two large living rooms, a kitchen, 3 bathrooms, and a 110 m² panoramic terrace. (Total usable area is 330 m²)

The house also features a 45 m² covered panoramic terrace with a fireplace, barbecue, and kettle, providing a cozy central space for social and family gatherings.

The rustic wine cellar reflects the area's reputation as a renowned wine region.

The 1,530 m² landscaped grounds are terraced, adorned with beautiful flowers (roses, lavender, figs, rowan trees, purple acacias, etc.) and countless evergreens, and surrounded by nearly 200 Leyland cypress trees, ensuring undisturbed tranquility.

The wellness area, complete with Finnish and infrared saunas, a whirlpool, and a saltwater counter-current pool, leaves nothing to be desired.

All the building technology is well-designed, high-quality, and meets all modern requirements!

Beneath the terraced house is a spacious 25 m² garage, from which a staircase leads up to the house.

In addition, there is the option of parking in the courtyard or outside, or of erecting an additional carport.

Highlights and Extras of the House:

- A truly timeless panorama of the historic city
- Just a short walk from the city center
- Absolutely private garden and surroundings
- Quiet, newly built little street

- Minimum affordability: (monthly costs)

- o Electricity: 30,000-38,000 HUF = 75 EUR (summer) 90 EUR (winter)
- o Water: 8,700 HUF = 22 EUR
- o Natural gas: 3,000-23,000 HUF = 7 EUR (summer) 60 EUR (winter)
- o Garbage collection: 1,350 HUF = 3.5 EUR
- o Property tax: 2,125 HUF = 5.3 EUR

- Heating system: Buderus gas boiler
- o Alternative heating: Wood gasification boiler

- Water softener

- Complete pool equipment with controls in the basement
- o Maintenance-free pool!

- Infrared/Finnish sauna with LED mood lighting, Bluetooth connectivity, and a starry sky ceiling

- Exterior camera system (12 cameras)

- Irrigation system (private well on the property)

Drip irrigation system for the evergreen plants

- Air conditioning
- Electric gate
- Beautiful fireplace in the living room
- Spacious panoramic terrace

Furnishings:

Completely

Location:

Kőszeg, the pearl of the Alpine foothills, lies at the foot of the Kőszeg Mountains, on the western edge of Hungary, just a few kilometers from Austria.

A true historical gem, surrounded by a beautiful nature reserve.

In the most beautiful part of this wonderful small town at the foot of the Alps, I am offering this dream house with panoramic views for sale at an unbeatable price!

The house is located right in the center, yet in a quiet, green setting "above the town," offering perfect privacy from the outside world. Here, tranquility, peaceful relaxation, and the enjoyment of the magnificent, timeless panorama will fulfill all your needs.

Kindergartens, schools, doctors' offices, a veterinarian, restaurants, and cafés are all within easy walking distance.

Distances:

Border crossing (Rattersdorf): 10 min / 7 km

Oberwart: 37 min / 36 km

Oberpullendorf: 18 min / 17 km

Vienna: 1 h 25 min / 111 km

Graz: 1 h 30 min / 125 km

Budapest: 2 h 25 min / 225 km

Szombathely: 25 min / 20 km

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!

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













