



Property IDWH8123-2



Premium Tiny House with off-grid expansion (on trailer)



Price:	55.900 € (≈ 20.364.929 Ft)
Living space:	23 sq. m.
Type of house:	Arbor/weekend home/summer house (garden shed)
Commission Rate:	2.54% of the purchase price including VAT



Property description:

The Tiny House is of high quality and well equipped, d.h.in premium version of the manufacturer plus self-sufficient, d.h.in off-grid version.

The following enhancements were also made by the manufacturer:

- 2.Mezzanine room / intermediate floor above the couch
- Large built-in storage unit in the sleeping area
- Dining table extended by 20 cm
- Shower door instead of curtain
- Slatted frame
- 2.Rear box for gas bottles
- Chimney extension + windbreak
- Gutters

The house is currently located in Hungary near the town of Mesztegyő and can be picked up from there..

Alternatively, the location or.The place where the Tiny House is located can sometimes continue to be used.However, since this is a nature project, it is necessary to discuss with the owner whether this is possible for both parties..Of course, you are welcome to contact us.

Lake Balaton is approx..30 minutes away.

The tiny house is first owned.Delivery was in November 2022.

Equipment & technical details at a glance:

Trailer / House specifications:

Overall dimensions (mm)

- Length: 7200
- Width: 2500
- Height: 3950

Bathroom dimensions (mm): 909 x 2260

Mezzanine (mm): 2260 x 2260

Mezzanine above couch (mm): 800 x 2260

Total area ground floor + 2x central floor: approx..22.6 sq m

Chassis: Glowacz on two Knott axles

Front box: Insulated.Space for solar batteries and devices, water tank with pump

Rear box: Not insulated.Space for 4 gas cylinders (11 kg each)

Construction: C24 structural timber, kiln-dried, planed, chamfered 45 mm x 95 mm

Number of electrical points: 8

Number of lighting points: 13

External features:

Windows: 8 PVC windows (double glazed)

Entrance door: 1 (double glazed)

Insulation: Mineral wool

Facade: Spruce

Roof: Gray standing seam sheeting

Steel columns: 6

External staircase: 1

Internal features:

Floor type: Laminate flooring

Interior walls: Spruce

Protective panel in kitchen: Mosaic wall

Stairs to mezzanine: Stairs with storage function

Mezzanine in both: Carpet flooring

Barriers on mezzanine: Patterned protective barrier

Handrail: Wooden

Mosquito net: 4 windows and 1 door

Pleated blinds: 9 on all windows and the door

Bathroom:

Shower with thermostatic mixer and shower enclosure including REA ALEX
BLACK SHOWER DOORS

Sink with cabinet: 1

LED mirror: 1

Toilet type: Separett 9010 composting toilet with external urine drain

Water heater: THERMEX IF 30 V (comfort)

Living room:

Furniture under the stairs:

- Open closet with space for a refrigerator
- Large wardrobe;
- 3 open cabinets with doors
- 2 open shelves

Kitchen:

- Double wall cabinet with door
- Two shelves
- Oven cabinet with drawer
- 3 drawers
- Open cabinet under the sink
- 3 kitchen shelves

Bar stools: 2

Table with stabilizer feet: Foldable. Extended by 20 cm at the top.

Sofa with sleeping function: 1

Coffee table: 1

Bedroom:

Mezzanine wardrobes: 1

Mattress frame: 160x200cm

Mattress: Hilding Salsa 160x200cm

Kitchen appliances:

Gas hob: Klarstein, Ignito Domino
 Gas/electric oven.CANDY FLG202/1N Black Gas A+
 Extractor hood AMICA OTS6446I
 Refrigerator OK.Full-size refrigerator OFR111E
 Ikea PULINGEN sink 58 x 46 cm

Off-grid

Inverter: Master Power 5KW Inverter/Charger
 Batteries: 2x PYLONTECH US3000C with 3552 Wh each
 Panels: 4x N-type bifacial monocrystalline double glass 405Wp - 1992 x 996 x 30 mm
 Clean water tank 100L with GARDENA PTU 3700/4 pump
 Off-grid plumbing 1
 Off-grid electrical installation 1
 Off-grid gas installation (pipelines)
 1.Refrigerator,
 2.Oven,
 3.Hob
 4.Water heater

Charnwood Aire 3 wood-burning stove with external air supply, including.

Extractor/chimney, incl..Fire protection under and behind the stove

OTHER

This is not a traditional property, but rather a trailer with cargo.

The tiny house is still in use but is now for sale.Viewing and collection appointments by arrangement.Removal at your own expense and responsibility.Please note that the tiny house is located in nature and requires a suitable vehicle and suitable weather conditions (no rain and dry ground)..

Furthermore, you must make the trailer roadworthy (removing the PV system, chimney, securing the equipment, etc.), registered or provided with a transfer mark.Technical papers are available.

Warranty and guarantee exclusion: Since this is a private sale, any warranty or guarantee is excluded..Returns or exchanges are also excluded.

Subject to errors and prior sale.

All statements without guarantee.

Commission Rate: As a buyer, you will pay 2.54% including Hungarian VAT for this property upon receipt of the invoice and upon signing the purchase agreement. This price includes:

- review of the land register for encumbrances and owner rights
- provision of a German-speaking lawyer (in Hungary, lawyers certify purchase agreements, not notaries like in Germany)
- a German translation of the purchase agreement
- all utility changes 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
- 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:

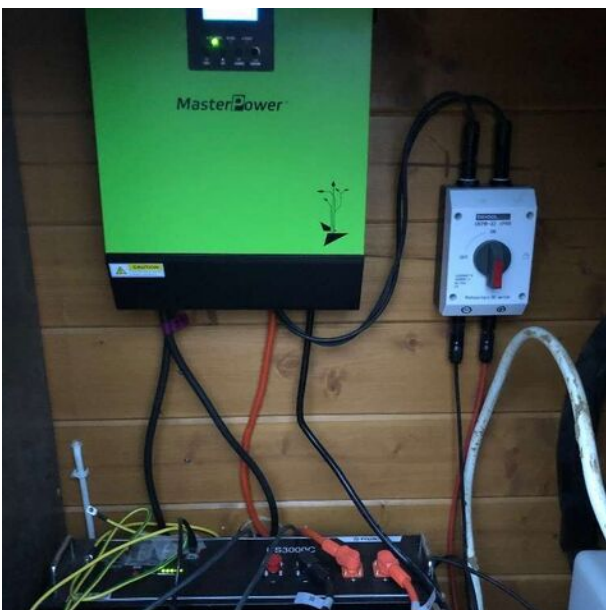
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

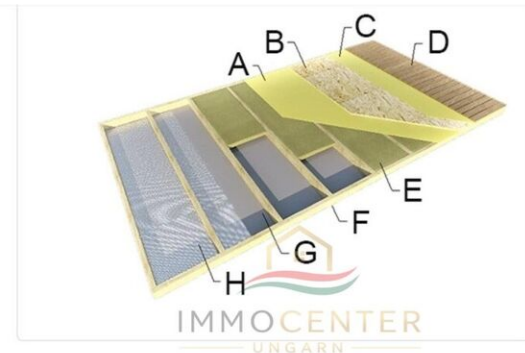
You can find many more of our properties at:
www.immocenter-ungarn.com



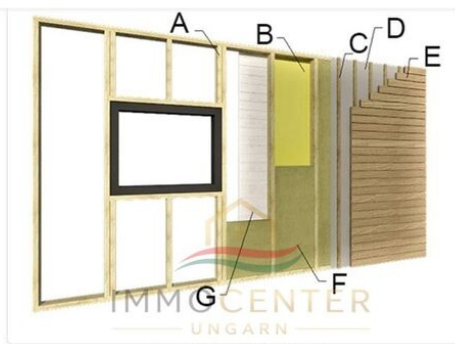








- A - Dampfsperrfolie
- B - OSB-Fußbodenplatte 15mm
- C - Dämmunterlage
- D - Bodenplatte
- E - Mineralwolle 150mm
- F - Holzrost 45x150mm
- G - Winddichtigkeitsmembran
- H - Blech



- A - Holzrost 45x95mm
- B - Dampfsperrfolie
- C - Isolationsabstand (ca. 20 mm)
- D - Winddichtigkeitsmembran
- E - Fassade (19-mm-Fassadenplatte)
- F - Mineralwolle 100mm
- G - Brettvertäfelung

