



Property IDWH9418-8



AA renovated mansion of the Baron Bernrieders



Price: 275.000 € (≈ 99.990.000 Ft)

Living space: 250 sq. m.

Plot size: 2.308 sq. m.

Type of house: Country house

Commission Rate: 2.54% tax incl,
Subject to
commission: yes



Property description:

The manor house was built in the 1860s by Baron József Bernrieder as a country residence for his lands in the northern part of Tolna County, in the vicinity of Bikács.

In 2015 the property was completely renovated and the interior was adapted:

- * all doors and windows have been replaced,
- * New technical building systems (heating, water, gas) and a new power grid, such as a 3-zone alarm system, were installed,
- * the building was insulated all around (front, bottom shell and roof),
- * Heating: radiator, Viessmann boiler, which is responsible for both heating and hot water preparation,
- * 3 KW powerful solar system, which is connected to the power grid,
- * Renovated roof structure and completely new roof cladding made of Bramac Reviva Antik concrete roof tile

Dimensions of the property:

- * Land: 2308 m²
- * Main building: 250 m²
- * Outbuildings: 107 m²
- * Terraces: 87 m²

In the building are:

- * 6 bedrooms, all with their own bathroom,
- * two fully equipped kitchens,
- * Dining room for 10 people,
- * large living room,
- * the corridors connecting the three entrances,
- * Boiler room - laundry room

The building is adjoined by three terraces, the largest of which is 55m². There are tall chestnut and linden trees in the courtyard, which are surrounded by 500 m² of paving stone made of Barabás bricks and a large green area.

A completely new auxiliary building was added to the main building and connected, which serves as a garage with three vehicle parking spaces, as well as a part of the building prepared as a wellness area, which was built in the connecting area between the main building and the garage.

The property can be moved into immediately. The building was set up as a guest house, but thanks to its layout and the two separate kitchens, it can also be ideally used as a residence for two generations. In addition, due to the complete equipment, it can also be used as a restaurant or company, or the property also

offers lucrative opportunities as a financial investment because of the large investment in the Paks power plant.

Furnishings:

Condition: very good / good
 Living space²; 50 m²
 Base area: 2,308 m²
 Gas heating
 Equipped kitchen
 Carport
 garage
 Barrier-free
 Partly furnished / furnished
 parking spot

Location:

In Bikács there is a recreational and fishing lake 500 meters from the property all year round. The Bernried mansion is 25 km from Paks, 40 km from Szekszárd, 60 km from Lake Balaton, 130 km from Budapest.
 Numerous residents from the Netherlands and Germany live in the vicinity, and in recent years many pensioners have moved from Germany, who appreciate Bikács as a quiet, relaxing and crime-free settlement. In Paks, which is only 20 minutes away by car, there are numerous high-quality medical care facilities and the spa with balneology.

Miscellaneous:

You can find 300 other checked properties at: www.immocenter-ungarn.com

Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on our homepage!

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 as good as no longer actionable.

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:

* Please create an application in which you describe exactly which property is

desired on the page <https://t1p.de/Haussuche-Ungarn>

- * Suggestions of suitable properties until you have found the right property
- * Joint inspection of your dream property & risk assessment by our building expert & energy consultant (within a radius of Héviz | Keszthely 30 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than € 50,000 = 1.27% of the purchase price (including VAT)

Purchase price less than € 50,000 = 2.54% of the purchase price (including VAT)

Commission Rate:

As a buyer of this property, you pay 1.27% including Hungarian VAT of the purchase price against invoicing and signing of the purchase contract. This price includes the

- Review of the land register for freedom from encumbrances and ownership rights
- Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany)
- a German language translation of the sales contract
- all re-registrations of utilities 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:

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- 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.
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