



Detached house in a quiet, family-friendly area



Price: 178.500 € (≈
65.175.705 Ft)

Living space: 85 sq. m.

Plot size: 600 sq. m.

Type of house: Detached house

Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

In a quiet residential area of Sándorfalva, I am offering this 85 m² detached house, built in 2006. It is move-in ready and boasts an optimal layout.

The heart of the house is a bright, 30 m² living room with three separate bedrooms leading off it – ideal for a young family.

Solid brick house (B38), built in 2006

Central heating

Insulated windows and doors

New carpets and kitchen cabinets

Practical floor plan with no unnecessary space

The approximately 600 m² plot (shared grounds) is ideal:

Pool, playground, barbecue – there's room for everything, and you won't have to spend all day mowing the lawn on weekends.

Quiet location

Bus stop nearby

More affordable than an apartment in Szeged

Furnishings:

Completely

Location:

Sándorfalva is located in the sunny south of Hungary, just a few kilometers from the vibrant university city of Szeged. The village pleasantly combines rural tranquility with proximity to a larger city, offering ideal conditions for relaxation and a laid-back lifestyle.

The region belongs to the vast Great Hungarian Plain (Alföld) and is characterized by open landscapes, fields, and expansive skies. The proximity to Lake Fehér (Fehér-tó), a significant nature reserve, is particularly appealing and especially popular with nature lovers and birdwatchers.

Thanks to the excellent infrastructure and proximity to Szeged, visitors and residents alike benefit from shopping, dining, cultural offerings, and medical care – while enjoying the peace and quiet of a smaller town.

Sándorfalva is perfect for anyone who wants to experience authentic Hungary

without sacrificing comfort.

Distances

to Vienna: approx. 400 km (travel time approx. 4–4.5 hours)

to Budapest: approx. 170 km (travel time approx. 1.5–2 hours)

to Keszthely on Lake Balaton: approx. 240 km (travel time approx. 3–3.5 hours)

Sándorfalva impresses with its sunny location, proximity to Szeged, and the wide, tranquil landscape of southern Hungary. An ideal place for those who appreciate relaxation, nature, and good transport links.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.

- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 1.27% 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, including electricity, gas, water, and 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







