



Property IDKK1810



Beautifully renovated family home
next to the Austrian-Hungarian border



Price:	173.500 € (≈ 63.032.550 Ft)
Living space:	85 sq. m.
Plot size:	1.309 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, nature-oriented village within the Órség National Park, on the peaceful street of Daraboshegy, we offer a completely renovated family home in excellent structural condition for sale.

Daraboshegy is a small village nestled in the picturesque hills of the Órség region, with a population of 100, providing a truly peaceful and tranquil living environment.

The property sits on a 1309 m² plot in a well-maintained and quiet setting.

Upon entering the main house, you arrive in a spacious hallway leading to the various rooms. The property comprises three bedrooms, a light-filled living room, a kitchen, two bathrooms with toilets, and a separate guest toilet, ensuring a comfortable home. Heating is provided by a modern condensing boiler, and a wood-burning stove is also available. A particularly cozy ambiance is created by a double-sided tiled stove positioned between the living room and one of the bedrooms, providing both rooms with pleasant warmth and an inviting atmosphere.

A new, fitted kitchen with a granite sink and high-quality Bosch appliances was recently installed in the kitchen. Thanks to the large windows, the house feels exceptionally bright and spacious.

The windows have been replaced with modern, double-glazed PVC windows, enhancing both comfort and energy efficiency.

The property also has an industrial power connection.

The front yard is fully paved, while the garden is well-maintained and inviting. A beautiful pergola covered in purple acacia trees graces the garden, creating a particularly lovely display in spring and summer. The garden boasts numerous plants and fruit trees, including apple and plum trees; the true jewel of the back garden is a magnificent cherry tree. The property also includes a private well that supplies water for garden irrigation.

Parking options are plentiful: The property includes a garage with an automatic door, a metal garage, and a carport with a high ceiling, which can also be used as

an additional garage or storage space. Several outbuildings at the rear of the property offer further possibilities. The property's fence is covered with Virginia creeper, lending it a unique, natural charm that blends harmoniously into the Őrség landscape. To further improve the property's energy efficiency, the entire roof will be insulated in the near future. The work is expected to be completed in the coming weeks, with 25 cm of insulation material being installed in the attic. This improvement will significantly contribute to the house's heat retention and reduce heating costs. The movable items in the property are not included in the purchase price; however, if the future owners are interested in them, these can be negotiated separately.

This property is ideally suited for those who appreciate a peaceful, natural setting and are looking for a comfortable, fully renovated home that offers everything for modern living while maintaining a tranquil rural atmosphere. Ideal for all those who want to escape the hustle and bustle of the city and truly feel at home in the picturesque landscape of the Őrség.

Furnishings: Completely

Location: The municipality is located within the Őrség National Park, one of Hungary's most extraordinary landscapes. The region is renowned for its rolling hills, forests, meadows, and traditional "szeres" settlement structure, as well as its rich flora and fauna. Thanks to its tranquility, clean air, and proximity to nature, the Őrség is becoming increasingly popular with those seeking to escape the noise of the city while appreciating the harmony of rural life and the beauty of nature.

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 collection, 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

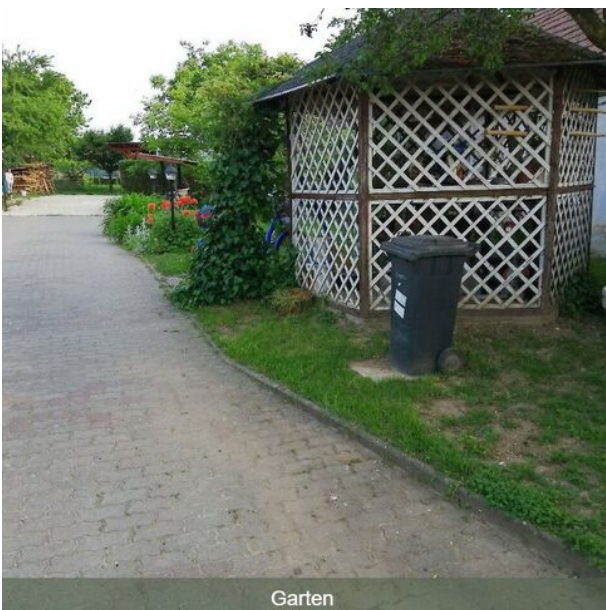
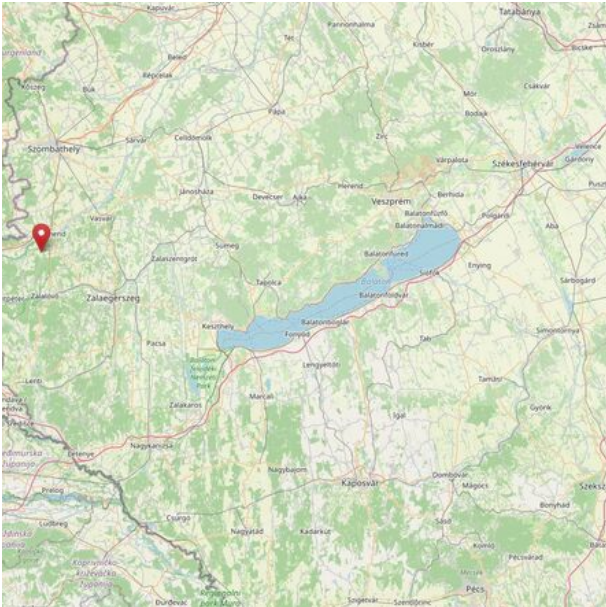
- ion of an English-speaking notary (layer)

- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

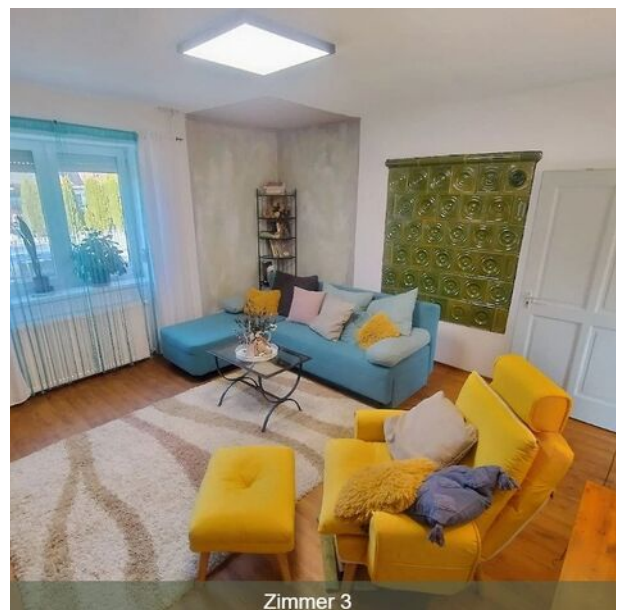
At the following fixed price:

- 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



Garten



Zimmer 3

