Property IDKK1334

Building plot near the Austrian border

Plot size:	22.100 sq. m.
Price:	96.000 € (≈ 34.876.800 Ft)
Type of usage:	Leisure time
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes

Property description:	Ivanc is a charming, tranquil village in the Őrség region and a true gem for nature lovers. The area is known for its clean air, rolling, wooded landscape, and peaceful atmosphere. Here, we offer a 2.2-hectare (22,100 m²) plot of land with unique features for sale – a true rarity on the market. The property consists of two parcels: 1 hectare of rural residential zone LF1, buildable area 1.21 hectares currently designated as grassland What makes this property so special is its almost complete privacy. Beyond the residential zone lies only the undeveloped land – thus ensuring peace and undisturbed nature for the long term. Utilities and Infrastructure: -Water and electricity connections on the property -Gas and sewage connections at the property line, in the street There is an approximately 200 m² wooden barn/shed, built about 20 years ago. The property is surrounded by beautiful forests and meadows and offers a fantastic panoramic view. The quiet, natural setting is ideal for anyone seeking a retreat, a center for their estate or farm, or a unique home.
Furnishings:	Utility Status Sewerage: connected to the street Gas: connected to the street Electricity: connected Water: connected

Location:	Ivanc is a charming, quiet village in the Őrség region and a true gem for nature lovers. The area is known for its clean air, hilly and wooded landscape, and tranquility.
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 2.54% 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 such as electricity, gas, water, 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)

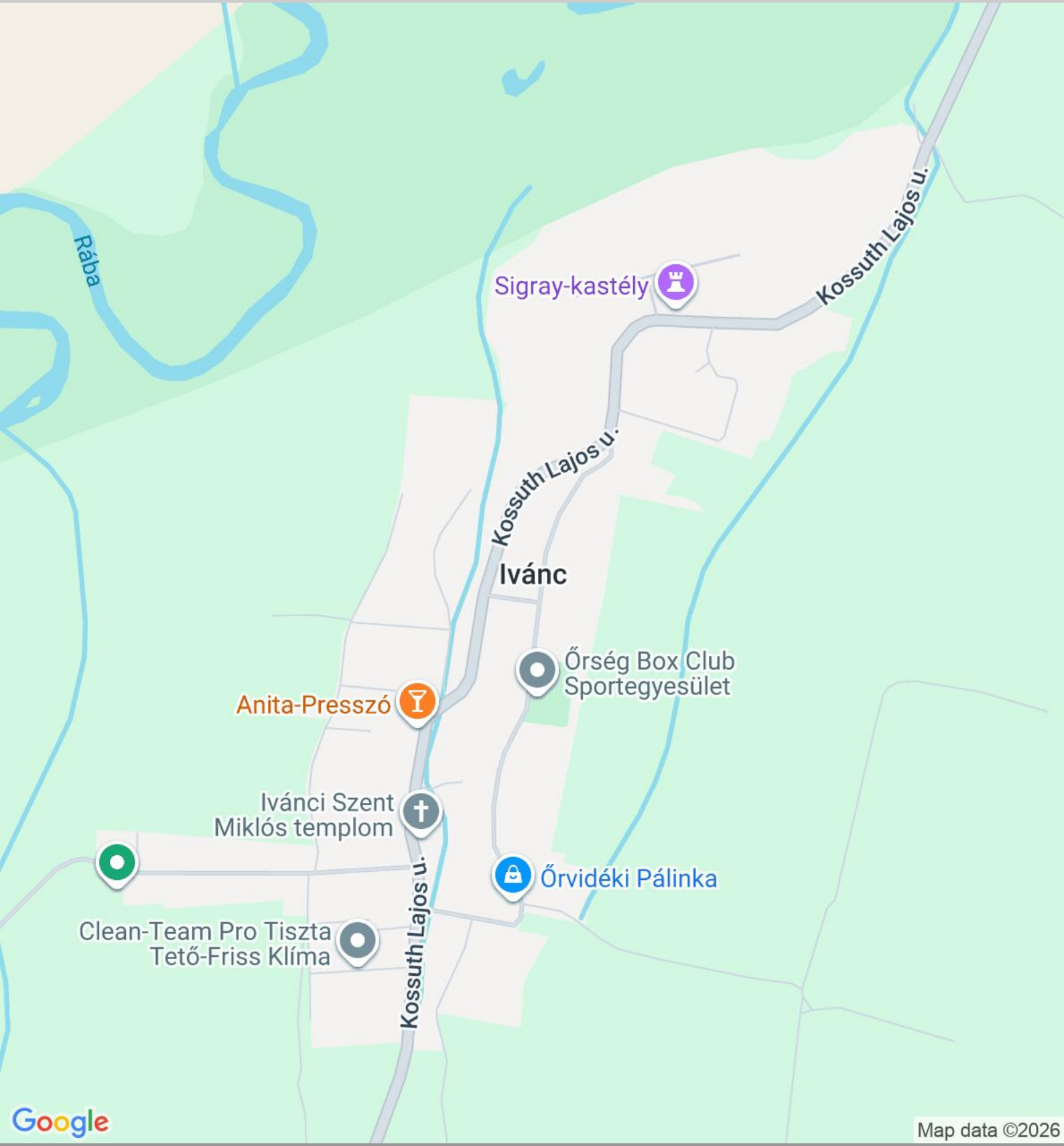
- English sales contract translation

- 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


Rába
Sigray-kastély
Kossuth Lajos u.
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