



Property IDCM1300



(AAA) Beautiful house in a national park near Austria



Price: 170.000 € (≈ 62.072.100 Ft)

Living space: 96 sq. m.

Plot size: 1.875 sq. m.

Type of house: Country house

Commission Rate: 2.42% of the purchase price including VAT, Subject to commission: yes



Property description:

This exceptionally beautiful house is located in the idyllic village of Bajánsenye, nestled in the unique natural landscape of the Őrség National Park and only about 20 minutes from the Austrian border. The property combines rural charm, a natural setting, and a particularly high quality of life – ideal for those looking to relocate permanently to Hungary or seeking a peaceful retreat in nature.

The house impresses with its well-maintained appearance, pleasant atmosphere, and harmonious integration into the surrounding natural environment. With approximately 96 m² of living space and a thoughtfully designed layout, the property offers comfortable accommodation for couples, small families, or retirees.

Here you will live in one of Hungary's most pristine regions – surrounded by forests, meadows, and small, traditional villages typical of the Őrség area.

Living in the Őrség National Park

The Őrség National Park is one of Hungary's most beautiful natural regions. The landscape is characterized by rolling hills, old scattered settlements, forests, and traditional farms.

The region is particularly popular with people who value peace and quiet, nature, and a slower pace of life. Hiking and cycling trails lead directly through the surrounding area, while small inns and farmers' markets offer authentic insights into the regional culture.

Thanks to its proximity to Austria and Slovenia, the location is ideal for expats from German-speaking countries who are looking for a home close to nature in Europe.

Property Highlights:

Charming detached house in a quiet village location
Approx. 96 m² living space
Cozy layout with 2 rooms
Well-maintained grounds surrounded by nature
Perfect location in the Őrség National Park

Ideal for nature lovers, those seeking tranquility, or expats
Proximity to the Austrian border
Also ideally suited as a holiday home

Location:

Bajánsenye is an idyllic village in western Hungary, nestled in the pristine nature of the Őrség National Park. This region boasts some of the country's most unspoiled landscapes and is known for its rolling hills, expansive forests, traditional farms, and a particularly relaxed way of life.

Located near the Slovenian border, Bajánsenye is an ideal base for nature lovers and those seeking tranquility. Hiking and cycling trails wind through the diverse landscape of the Őrség region, which, with its unique flora and fauna, is among Hungary's most beautiful natural areas. The surroundings offer numerous opportunities for excursions, birdwatching, or leisurely strolls through forests and meadows.

The region is also known for its traditional architecture, regional specialties, and handcrafted products. Small inns and farmers' markets provide authentic insights into the culture of this western Hungarian border region.

Distances

To Vienna: approx. 210 km (travel time approx. 2.5–3 hours)

To Budapest: approx. 260 km (travel time approx. 2.5–3 hours)

To Keszthely on Lake Balaton: approx. 80 km (travel time approx. 1–1.25 hours)

Bajánsenye thus offers a rare combination of unspoiled nature, tranquility, and authentic rural life. At the same time, larger cities and Lake Balaton are easily accessible – ideal for relaxation, living close to nature, or a peaceful retreat in western Hungary.

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 2.42% 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















