



Property IDMW009-2



Small but beautiful country house in a quiet environment (BAA)



Price:	57.500 € (≈ 20.907.000 Ft)
Living space:	54 sq. m.
Plot size:	2.310 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Small, charming country house in a quiet setting – 54 m² living space, 2,310 m² plot, fireplace & terrace

Quick Facts

Address/Region: 8735 Csákány, Somogy County · Residential area

Purchase price: €62,000

Living space: approx. 54 m² · Plot: approx. 2,310 m²

Rooms: 2 · Bedrooms: 1 · Bathrooms: 1 (bathtub, window)

Kitchen: Open-plan fitted kitchen · Terrace: 1 · Fireplace: yes (2 stoves as per description)

Heating/Firing: Stove heating, wood · Hot water: Boiler

Modernization: 2023 (including electrical system renewed approximately 2 years ago; windows & front door approximately 2 years old)

Utilities: Electricity, water, septic tank; gas on the street; Internet via Telekom cable or 4G

Other: Well, tool shed; roof tiles & battens available for future re-roofing

Buyer's commission: 2.54% incl. VAT
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Property description

The bright, well-maintained country house offers a well-usable floor plan of approximately 54 m²: eat-in kitchen, living room, bedroom, pantry/laundry room, and daylight bathroom with bathtub. The wood-burning stove and two fireplaces provide cozy warmth; outside, a terrace extends the living space into the greenery. Practical: The well and tool shed, electrical installation were completely renewed around two years ago, and the windows and front door are also newer. Roof tiles and battens for future re-roofing are already in place – ideal for further

upgrading with manageable effort.
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Property & Outdoor Area

With approximately 2,310 m², you'll enjoy plenty of open space for fruit trees, flowerbeds, games, and hobbies. The large garden is perfect for self-catering or simply for quiet country days. A gas connection is located on the street, and internet is available via Telekom cable or 4G – making the house ideal for remote workers or longer stays.
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Who is this property suitable for?

Expats & weekend commuters: affordable entry, large space, quiet

Remote workers/long-stayers: internet via cable/4G, compact living space, low fixed costs

Garden & nature enthusiasts: 2,310 m² of land, well, potential for outdoor expansion

Highlights at a glance

Quiet residential location in the village, compact floor plan with terrace

Two wood-burning stoves/wood-burning stove for cozy warmth

Large plot (2,310 m²) with well & shed

Electrical system updated, recent windows/front door, roofing material available

Gas on the street, internet via Telekom cable/4G – ready for immediate use
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Service & Commission

Buyer's commission: 2.54% including Hungarian VAT – usually includes land registry check, German-speaking lawyer, German contract translation, and Change of utility provider (according to provider). All information according to seller; errors and prior sale excepted.

Location:

Csákány – a quiet village between Lake Balaton and thermal baths

The small village of Csákány is located in Somogy County (Marcali District) – rural, friendly, and easily accessible via the main road number 7 towards Lake Balaton and Nagykanizsa. Ideal for day-trippers: the thermal and wellness town of Zalakaros is just around the corner; beaches, castles, and promenades on the western side of Lake Balaton are easily accessible by car.

csakany.hu

Wellness tip: Zalakaros, with its large water park, is only 11–12 km away – perfect for year-round wellness (indoor/outdoor pools, saunas, family areas).

Distances (car, approx.)

Vienna → Csákány: ≈ 225–230 km / ~2:45–3:00 hours (approximate value: Vienna–Keszthely ~200 km + Keszthely–Csákány ~25–26 km).

Budapest → Csákány: ≈ 210–215 km / ~2:20–2:40 hours (approximate value: Budapest–Keszthely ~187 km + Keszthely–Csákány ~25–26 km).

Keszthely (Balaton) → Csákány: ≈ 25–26 km / ~30 min. (Hotels in Keszthely are ~25–26 km from Csákány).

Why stop in Csákány?

Close to Lake Balaton: Beaches, promenade, and Festetics Castle within a day's reach.

Close to thermal spa: Zalakaros with its extensive wellness area, approximately 11 km away.

Nature & tranquility: Rolling hills, fields, and little traffic – ideal for bike rides and walks.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German purchase agreement translation and support from a German-speaking lawyer
- Support with re-registering for electricity, gas, water, etc.
- Upon request: reliable property management during your absence

Immocenter Hungary – safe, competent, and always by your side.
 We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate:	As a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and signing the purchase agreement. This price includes: - Review of the land register for encumbrances and owner rights - Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany) - A German translation of the purchase agreement - All utility changes 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:	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
- Involvement of an English-speaking notary (lawyer)
- 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











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