



Detached house in a quiet, family-friendly area in Őrség

Price:	211.000 € (≈ 76.719.600 Ft)
Living space:	100 sq. m.
Plot size:	3.621 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Discover the beauty of the Őrség!

Experience this uniquely beautiful home on a 3,621 sq m (3,000 sq ft) well-maintained plot. The well-insulated, lightweight house offers 100 sq m (1,000 sq ft) of living space on two levels.

The ground floor comprises a living room, a spacious kitchen with a dining area, a bathroom, and a separate WC. Upstairs, you'll find a cozy bedroom, a walk-in closet, and a bathroom. A special highlight is the versatile pastry workshop, as well as the workshop, boiler room, and barn with direct access.

Enjoy the benefits of modern heating systems, minimal utility costs, and energy provided by a 7 kW (1,000 lb) solar array.

This exceptional property is the perfect choice for those seeking a peaceful retreat surrounded by nature.

Furnishings:

Public utilities
Gas connected
Water connected
Electricity connected
Closed wastewater storage tanks

Location:

The idyllic Őrség National Park is one of Hungary's most pristine and tranquil regions. Located in the far west, near the Austrian and Slovenian borders, this natural area captivates visitors with its rolling hills, dense forests, and expansive meadows.

Typical of the region are the so-called "scattered settlements," where individual farms and small groups of houses are harmoniously integrated into the landscape. This is precisely what gives the Őrség its special charm: plenty of space, abundant nature, and hardly any hustle and bustle.

Distances to major cities:

Vienna approx. 150 km – about a 2 to 2.5-hour drive

Budapest approx. 250 km – about a 2.5 to 3-hour drive

Keszthely (on Lake Balaton) approx. 100 km – about a 1.5-hour drive

Why the Őrség National Park is so special
 One of the most pristine regions in Hungary
 Ideal for hiking, cycling, and nature observation
 Traditional architecture and authentic villages
 Perfect for those seeking peace and quiet and nature lovers
 Hardly any mass tourism – true relaxation
 Experience and enjoy nature

The Őrség is known for its biodiversity, clean air, and exceptional tranquility. Here you can:

take endless walks through forests and meadows
 enjoy regional specialties in small inns
 experience authentic Hungary far from tourist hotspots

Conclusion:

The Őrség National Park is a true insider tip for anyone seeking nature, tranquility, and authenticity. Its easy accessibility from Austria and its proximity to other regions like Lake Balaton make it an ideal destination – for short breaks, longer stays, or even a new life in 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 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













